

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

## 1. Name

historic Simpson-Yeomans / Country Side Historic District

and/or common Country Side Historic District

## 2. Location

street &amp; number Boundaries as shown on Site Plan Map not for publication

city, town Kansas City vicinity of

state Missouri code 29 county Jackson code 095

## 3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

## 4. Owner of Property

name Multiple (See Continuation Sheets)

street &amp; number

city, town vicinity of state

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Office of Recorder of Deeds  
Jackson County Courthouse, Kansas City Annex  
street & number 415 East 12th Street

city, town Kansas City state Missouri 64106

## 6. Representation in Existing Surveys

title Landmarks Commission Case File 0047-D has this property been determined eligible? ☒ yes ☐ nodate (see continuation sheet) federal state county ☒ local

depository for survey records 414 E. 12th Street, City Hall, Landmarks Commission

city, town Kansas City, state Missouri 64106

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received  
date entered

Continuation sheet Country Side Historic Item number 4 Page 1

District

204 W. 52nd Street  
William & Elizabeth Dulaney  
& Martha Markel, et.al.  
204 W. 52nd St.  
Kansas City, Mo. 64112

5144 Wyandotte  
John & Patricia Waters  
5144 Wyandotte  
Kansas City, Mo. 64112

5134 Wyandotte  
Robert & Kathleen Steed  
5134 Wyandotte  
Kansas City, Mo. 64112

5151 Wornall  
Patricia Neuer  
5163 Wornall Road  
Kansas City, Mo. 64112

5225 Wyandotte  
E.E. & Jane Emple  
5225 Wyandotte  
Kansas City, Mo. 64112

46 W. 53rd St.  
James & Nancy Kraus  
46 W. 53rd St.  
Kansas City, Mo. 64112

5201 Wyandotte  
Douglas & Patricia Winkelbauer  
5201 Wyandotte  
Kansas City, Mo. 64112

5215 Wyandotte  
Barbara A. Hardy  
5215 Wyandotte  
Kansas City, Mo. 64112

47 W. 53rd St.  
Connie Batrez  
5139 Baltimore  
Kansas City, Mo. 64112

5155 Wornall  
Barry & Sheila Festoff  
5155 Wornall Road  
Kansas City, Mo. 64112

5163 Wornall  
Patricia Neuer  
5163 Wornall Road  
Kansas City, Mo. 64112

232 W. 52nd St  
Richard G. Keller  
232 W. 52nd St.  
Kansas City, Mo. 64112

5200 Wyandotte  
C.E. & Mary Edelbrock  
5200 Wyandotte  
Kansas City, Mo. 64112

214 W. Concord  
William & Erika Fox  
214 W. Concord  
Kansas City, Mo. 64112

201 W. Concord  
Martin & Mary Margaret McInerney  
201 W. Concord  
Kansas City, Mo. 64112

211 W. Concord  
Jerry & Gerelyn Weil  
211 W. Concord  
Kansas City, Mo. 64112

215 W. Concord  
Boatmens Bank & Trust Co.  
Trustees for McDonnell F  
P.O. Box 267  
Kansas City, Mo. 64141

220 W. 53rd St.  
Stanley & Ardyce Pearson  
220 W. 53rd St.  
Kansas City, Mo. 64112

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received  
date entered

Continuation sheet Country Side  
Historic District

Item number 4

Page 2

210 W. 53rd St.  
Dennis & Polle Rillinger  
210 W. 53rd Street  
Kansas City, Mo. 64112

200 W. 53rd St.  
Carl & Josephine Privitera  
200 W. 53rd Street  
Kansas City, Mo. 64112

225 W. Concord  
Kent & Teri V. Fulton  
225 W. Concord  
Kansas City, Mo. 64112

5211 Wornall  
Ralph R. Coffey  
5211 Wornall Road  
Kansas City, Mo. 64112

226 W. 53rd St.  
Carl & Carol Jean Welch III  
226 W. 53rd Street  
Kansas City, Mo. 64112

201 W. 53rd St.  
Kevin & Judith Glynn  
201 W. 53rd Street  
Kansas City, Mo. 64112

215 W. 53rd St.  
George W. Hodes Jr.  
215 W. 53rd Street  
Kansas City, Mo. 64112

221 W. 53rd St.  
Larry J. Gregg  
Shirley A. Brooker  
221 W. 53rd Street  
Kansas City, Mo. 64112

220 W. 53rd Terr.  
Cornelia & Cynthia Gale  
220 W. 53rd Terrace  
Kansas City, Mo. 64112

200 W. 53rd Terr.  
Jason & Hildegard Fowler  
220 W. 53rd Terrace  
Kansas City, Mo. 64112

235 W. 53rd St.  
Greg Novak  
235 W. 53rd Street  
Kansas City, Mo. 64112

234 W. 53rd Terr.  
Robert E. Lawrie  
234 W. 53rd Terrace  
Kansas City, Mo. 64112

222 W. 53rd Terr.  
Richard & Eleanora Knopke  
222 W. 53rd Terrace  
Kansas City, Mo. 64112

205 W. 53rd Terrace  
David & Connie Smith  
205 W. 53rd Terrace  
Kansas City, Mo. 64112

215 W. 53rd Terr.  
Florence, Dan & Charlene Welling  
215 W. 53rd Terrace  
Kansas City, Mo. 64112

221 W. 53rd Terrace  
Barton & Carmeline Hakan  
221 W. 53rd Terrace  
Kansas City, Mo. 64112

220 W. 54th St.  
Anna L. Knopke  
220 W. 54th Street  
Kansas City, Mo. 64112

210 W. 54th St.  
J.H. Birmingham Jr. &  
Timothy M. Degnan  
1005 Grand Room 700  
Kansas City, Mo. 64106

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet Country Side  
Historic District

Item number 4

Page 3

200 W. 54th St.

Larry Belger  
200 W. 54th Street  
Kansas City, Mo. 64112

225 W. 53rd Terr.

Walter and Mary Graham  
225 W. 53rd Terrace  
Kansas City, Mo. 64112

233 W. 53rd Terr.

William A. Andrews  
233 W. 53rd Terrace  
Kansas City, Mo. 64112

236 W. 54th St.

Sankar & Susan Krishnan  
236 W. 54th Street  
Kansas City, Mo. 64112

51 W. 53rd Terr.

James & Lucille Cassidy  
51 W. 53rd Terrace  
Kansas City, Mo. 64112

150 W. 54th St.

Allin & Joan Phister  
P.O. Box 8037  
St. Joseph, Mo. 64508

48 W. 53rd Terr.

Clarence & Opal Bucholz  
48 W. 53rd Terrace  
Kansas City, Mo. 64112

301 W. 54th St.

Thomas & Carole Cottrill  
301 W. 54th Street  
Kansas City, Mo. 64112

201 W. 54th St.

Richard D. Sloss  
201 W. 54th Street  
Kansas City, Mo. 64112

5401 Wyandotte

William Fagan Trust  
5401 Wyandotte  
Kansas City, Mo. 64112

5405 Wornall

Roger & Mary Sandberg  
5405 Wornall  
Kansas City, Mo. 64112

239 W. Concord  
(AKA 239 W. 52nd St.)  
Richard & Mary Jane Nelson  
239 W. 52nd St.  
Kansas City, Mo. 64112

5401 Central

Robert & Olga Wittman  
5401 Central  
Kansas City, Mo. 64112



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet      Country Side  
                                 Historic District      Item number      6      Page      1

On November 5, 1981 the City Council of Kansas City Missouri adopted Ordinance No. 53323 which designated the Simpson-Yeomans/Country Side Historic District. The designation lists the District in the "Kansas City Register of Historic Places" as a significant example of residential architecture within the City which has maintained its integrity.

The District recognized by the City of Kansas City reflects the identical boundaries as contained within this nomination.

## 7. Description

Condition		Check one	Check one	
XX excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

### Describe the present and original (if known) physical appearance

The Simpson-Yeomans / Country Side Historic District is composed of forty-nine structures located in the general vicinity of West 51st Terrace; Wyandotte Street; West 54th Street ; and Wornall Road. The District encompasses portions of six city blocks, and represents one of the last surviving types of restricted residential quarters remaining in Kansas City. The area included in the District represents the most significant portion of the original plats of Country Side and Country Side Extension filed by the Yeomans family in 1908.

The residences in the Simpson-Yeomans / Country Side Historic District represent different architectural styles, although similar designs appear in each block. Eight of the residences were constructed between 1908 and 1910 ; twenty-five were constructed between 1911 and 1920 ; and eight were constructed between 1921 and 1926. (The remaining eight residences which are included as a part of the District, are of more recent construction date, but observe the same uniform setbacks, and harmony of scale.) The District was platted to prevent disruption of the natural contours of the land. Many of the residences were sited on rises of land with stairways leading to the main entrances. Uniform setbacks of forty feet, and streets which featured grassy traffic islands, contribute to the overall character of the District. Wyandotte is the only north-south through street in the District.

The residences located in the Country Side Historic District are typically located on spacious rectangular lots, and are constructed primarily of brick, stone, stucco, and wood. They are one, to two- and one-half stories in height, and were built with foundations of natural rock or quarried stone, which was readily available in the area. The homes incorporate a variety of architectural elements which reflect examples of the stylistic eclecticism so popular during the early decades of the Twentieth Century. The styles represented in the District are somewhat diverse, although there is present a uniformity in size and construction materials.

The most common architectural styles present in the District are: Georgian Revival ; Colonial Revival; Tudor ; and Prairie Style.

The Simpson-Yeomans / Country Side Historic District is comprised of the following significant structures ( Numbers refer to location on the site plan map.):

- 5401 Central -William Chalmers Residence : 1922  
Builder: Paul E. Nelson ; Frame and Stucco construction, rectangular plan; gable roof. The residence features an eyebrow roof doorhead supported by brackets placed above the central, segmental arched doorway. Rectangular windows with brick lugsills mark the division of bays in both stories. Brick chimneys are placed on the north and south ends of the residence.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Country Side

Continuation sheet Historic District

Item number 7

Page 1

2. 201 W. Concord - Raymond E. Watson Residence : 1915  
Builder: John T. Lang; Frame and Masonry construction, 2 stories, rectangular plan; hip roof. The residence has a porch supported by coursed ashlar piers, and is approached by a flight of steps flanked by stone stairrails. Detailing at the corners consists of coursed stone, laid up to the beginning of the second story. A stone chimney appears on the east facade.
3. 211 W. Concord - John L. Peppard Residence : 1914  
Architects: Shepard & Belcher ; Frame / Clapboard construction; 2 stories ; rectangular plan; gable roof. The main entrance consists of a portico supported by Doric columns and narrow side lights flanking the doorway. A gable roofed dormer is placed in the center of the north roof slope. A recessed, two story enclosed porch area extends the residence to the east.
4. 214 W. Concord - George Aylsworth Residence : 1912  
Builder: Butler-Weaver Realty Company; Frame and stucco construction; 2½ stories ; rectangular plan; gable roof. A flat roofed portico extends over the centrally located entrance. At the east and west ends of the house two story, flat roofed extensions are set back slightly from the main body of the house. Centrally located on the south roof slope is a hip roofed dormer, flanked by smaller shed roofed dormers. One of the end extensions is an addition dating from 1920.
5. 225 W. Concord - J.C. Nichols Residence : 1915  
Architect: John Van Brunt; Builder: J.C.Nichols Company.; Frame and stucco construction; 2½ stories; irregular plan; gable roof. A semicircular door hood projects above the entrance. The wall plane steps back just west of the entrance. Above the door hood is a multipaned double window. Triple windows fenestrate the first and second stories on each side of the entrance. The wall surface extends through the roof line to form gable areas. A gabled roof dormer is centrally located.
6. 239 W. Concord - Charles R. Butler Residence : 1915  
Architect: John Van Brunt; Builder: J.C.Nichols Company; Frame and stucco construction ; 2½ stories; irregular plan; gable roof. The entrance is protected by an extending semicircular doorhood, supported by columns. Triple windows flank the entrance. A gabled dormer is at the west end of the north facade. A porch extends on the west facade.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Country Side  
Continuation sheet Historic District Item number 7 Page 2

7. 5151 Wornall Road- George Hawes Residence: 1908  
Frame and stucco construction ; 2 stories ; irregular plan; gable roof. A porch supported by Tuscan columns extends across the west facade. Two shed roofed dormers are placed at the north and south ends. of the west facade. Two paired windows with diamond lights are located between them. An attached porch extends on the west as well as the south and features half columns.
8. 5155 Wornall Road- James S. Jackson Residence : 1924  
Architect: Alice Jackson ; Frame with wooden shingle construction; 2 stories; irregular plan; gable roof. The main entrance is placed in the center of a two story block to the north, and a one story extension to the south which creates a breezeway effect. Rectangular windows on the first story of the north extension have fluted surrounds and classically inspired lintels. An attached two car garage extends to the north.
9. 5163 Wornall Road- Leo E. Collins Residence: 1921  
Frame construction; 2½ stories; rectangular plan; gable roof. The central portal is pedimented. Semicircular window heads are above the first floor windows. A denticulated molding defines the cornice line at the base of the wide eaves. Three gabled roof, broken pedimented dormers pierce the west roof slope. A flat roofed extension projects to the east. An attached three-car garage extends from the south facade, with its flat roof serving as a porch area.
10. 5405 Wornall Road- O.W. Hiatt Residence: 1920  
Architect: Clarence Shepard; Builder: Long Construction Company; Frame construction; 2½ stories; rectangular plan; gable roof. A circular, balconied portico distinguishes the entrance bay. The entrance door is flanked by side lights and is surmounted by an elliptical fan light. Pilasters separate the multipaned windows of the first story at the north end. The modillioned cornice projects slightly. Three gable roofed dormers pierce the west roof slope. The porch extensions to the north and south were originally one story, and not enclosed. An attached two-car garage is entered from the east.
11. 5134 Wyandotte- Zerelda Woodstock Residence: 1912  
Builder: W.B.Weaver; Brick construction; 2 stories; rectangular plan; gable roof. A high ashlar wall on the south end of the east facade forms a porch. A basement garage is beneath, and is entered from the south. The entrance is placed in a pedimented portico. The south end of the residence extends as a two story porch open on the first story, and screened on the second.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Country Side

Historic District

Item number 7

Page 3

Continuation sheet

12. 5144 Wyandotte- John Butler Residence: 1912  
Builder: W.B. Weaver; Frame and stucco construction; 2½ stories; rectangular plan; gable roof. A pediment supported by columns is positioned over the entrance. Three dormers are regularly spaced along the east roof slope. The gabled dormers feature returns, and are fenestrated with multipaned sash windows. The upper sash is semicircular in design. A single story, flat roofed porch extends from the south facade.
13. 5200 Wyandotte- Orion V. Dodge Residence: 1910 (Remodeled 1918)  
Architect: Leon G. Middaugh. Frame and brick construction; 2 stories; rectangular plan; hip roof. The central entrance is flanked by narrow side lights, and sheltered by a hip roof. Brick veneer appears below the windows of the first story. The windows flanking the entrance are arranged in a tripartite grouping with narrow sidelights flanking a large central window. A one story porch extends the residence to the south. A basement garage is entered from the north. The house features broad, deep roof eaves.
14. 5201 Wyandotte- Hoyle Jones Residence: 1909  
Architect: Washington I. Morley; Frame/Masonry construction; 2 stories; irregular plan; cross gable roof. A coursed rubble porch extends across the north and west facades and terminates in a flight of stairs on the west facade. A gabled roof porch on the north features wide eaves and is supported by stone piers. A stone chimney is placed on the west facade. Half-timbering provides a decorative element.
15. 5225 Wyandotte-J.J. Wolcott Residence: 1915  
Architects: Shepard, Farrar & Wiser. Frame and stucco construction; 2 Stories; irregular plan; hip roof. The residence features low, wide eaves supported by decorative brackets. A trellis extends along the south of the residence and is supported by wooden piers with detailed lattice work. An attached two-car garage extends at the south end of the residence.
16. 5401 Wyandotte- Clinton S. Burns Residence : 1913  
Builder: J.R. Van Sant Construction Company. Frame and stucco construction; 2 Stories; irregular plan; cross-gable roof. The entrance faces north, and is flanked by side lights. A porte-cochere extends from the entrance, and is approached by a curved brick drive. The wall above the entrance extends to form a gabled area. A brick chimney is located on the north facade, and another is on the west facade. A single story gable roofed porch is on the west. An attached garage extends to the east.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet      Country Side  
                                 Historic District      Item number 7      Page 4

17. 204 W. 52nd Street - John F. Bell Residence: 1910-11  
Architects: Kurfiss, Goddard & Michaelis; Builder: J.O. Wade (realtor,);  
Masonry and stone construction; 2 stories ; rectangular plan;  
hip roof. The entrance located on the south facade is centrally  
placed. A flat roofed porch supported by stone piers, extends  
across the facade. The porch roof features a balustrade and a  
second floor doorway opens onto the porch. The roof extends  
with deep eaves. A large dormer with stucco walls is located  
on the south roof slope. A stone chimney is placed on the west  
facade.
18. 232 W. 52nd Street - W.H. Collins Residence: 1924  
Architect: Edgar Faris; Frame and stucco construction; 2 stories;  
irregular plan; gable/tile roof. The residence features a rec-  
tangular porch on the south facade which is approached by a flight  
of stairs flanked by curved stair rails. The central bay features  
a round-arched arcade above which is placed a wrought iron  
balcony. This bay extends above the roof line terminating in a  
curvilinear pedimented gable. Ornate gable-roofed chimneys are  
placed along the roof ridge line.
19. 46 W. 53rd Street - Frank Dickinson Residence; 1908  
Builder: J.C.Nichols Company. Frame construction with asbestos  
siding; 2 Stories; rectangular plan; cross gable-roof. This  
house rests on an elevated cut stone foundation. The original  
stucco walls have been covered with asbestos siding. A stone  
chimney on the west facade is flanked by gabled dormers. The first  
floor of the west facade is fenestrated with quadripartite case-  
ment windows with curvilinear lintels. A French door at the west  
end of the south facade is treated in a similar manner. The main  
entrance, centrally located on the south facade, features a decorative  
semicircular door head.
20. 47 W. 53rd Street - Wallace C. Goffe Residence: 1909; 1937  
Architects: Howe & Hoit ; Hoit, Price & Barnes (1937 Remodelling).  
Masonry construction; 2 Stories ; rectangular plan; gable roof.  
The central bay projects and features a half timbered second story  
extension, which is supported by curved brackets. The wall  
construction is of coursed stone. The windows feature rusticated  
stone lintels and lugsills. In 1937 the residence was remodelled  
by the successor firm of Hoit, Price & Barnes.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet Country Side  
Historic District

Item number 7

Page 5

21. 200 W. 53rd Street - Frank J. Morgan Residence: 1916  
Architect: Alice Jackson. Frame and stucco construction; 2 Stories; irregular plan. The south facade of this residence steps back on three receding planes. Ornamentation consists of rectangular panels extending from the first through the second stories. A coursed ashlar porch extends from the southeast corner of the house.
22. 201 W. 53rd Street - Ray Colcord Residence: 1917  
Architect: Alice Jackson. Frame, Stucco, and Brick construction; 2 Stories; irregular plan. The entrance bay projects forward to form a porch which is sheltered by a hipped roof. Brick piers with rectilinear stone capitals enframe the windows and doors of the entrance pavilion, and mark the corners of the residence. An enclosed porch is located on the east facade.
23. 210 W. 53rd Street - Thomas Faxon Residence: 1913  
Architect: Henry Hoyt; Builder: W.C. Robinson, Frame and stucco construction, 2 Stories, rectangular plan. The pedimented entrance portico is flanked by Doric columns. A denticulated molding follows the cornice line. Three, regularly spaced dormers pierce the south roof slope. A two story porch featuring a decorative railing and paired pilasters extends on the west.
24. 215 W. 53rd Street - Willard P. Hovey Residence: 1915  
Architects: Shepard & Belcher. Frame and stucco construction, 2 stories, irregular plan shape. This residence takes its form as a series of rectangular blocks. The main entrance projects and terminates in a rectilinear cornice. A band course separates the first from the second stories. A shaped parapet terminates the building.
25. 220 W. 53rd Street - Ferdinand Hauck Residence : 1909  
Architect: Adriance Van Brunt and Company. Masonry/Brick construction; 2½ Stories, rectangular plan shape. The entrance bay features a hipped roof portico. The first floor windows feature segmental arches with keystones and radiating brick voussoirs. A porch with multipaned double doors is at the west end of the main facade. Hipped roof dormers are placed on the south and west facades.
26. 221 W. 53rd Street - Minnie C. Robertson Residence: 1916  
Architect: Alice Jackson. Masonry/stucco/brick construction; 2 Stories; rectangular plan shape. The main facade features an entrance bay composed of a round relieving arch portal, and an elevated porch in front. The low hipped roof features broad eaves.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet      Country Side      Item number      7      Page      6  
Historic District

27. 226 W. 53rd St. - Willey S. Arnett Residence: 1910  
Architect: John Martling. Masonry/Brick/Stone construction, 2 Stories; rectangular plan shape. The main facade features a balconied entrance portico approached by a flight of stone steps. The entrance is flanked by multipaned side lights. Three regularly spaced, pedimented, gable-roofed dormers pierce the south roof slope.
28. 235 W. 53rd St. - R.R. Brewster Residence: 1915  
Architect: John Van Brunt. Frame and clapboard construction; 2 Stories; Rectangular plan. A colossal temple front with Ionic columns, supports a pediment accented with a bead molding. Above the central entrance is a wrought iron balcony supported by voluted brackets. A flat deck with surrounding railing is placed between two gabled dormers. Single story porches extend from the east and west facades.
29. 51 W. 53rd Terrace - Martin E. Ismert Residence: 1918  
Architects: Martling and Brandenburger. Frame and clapboard construction; 2 Stories; Rectangular plan shape. A coursed ashlar porch wall extends across the facade and provides the base for paired wooden piers which support the shed roof of the porch. A bay window is featured on the east facade.
30. 200 W. 53rd Terrace - Robert E. McDonnell Residence: 1914  
Architects: Owen & Payson; Builder: Doty & Son. Frame and stucco construction; 2 Stories, rectangular plan. This residence features a truncated hip roof which is surfaced with tile. A prominent entrance portal with flanking Doric columns supporting a balustraded balcony is located in the center bay. A modillioned cornice with deep eaves surrounds the roofline. Hooded dormers are placed on the south roof slope. A two story porch extends from the east facade.
31. 205 W. 53rd Terrace - Dr. George Norberg Residence: 1909  
Architect: Frank Graves. Frame and stucco construction; 2½ Stories; irregular plan; hip roof. A small hipped roofed projection provides shelter for the entrance bay. The bay just west of the entrance projects forward. Hipped roof dormers project from the north, east, and west roof slopes. A single story enclosed porch projects on the east.
32. 215 W. 53rd Terrace - J.R. Woodworth Residence: 1913  
Architects: Root & Siemens; Builder: L.S. Nickerson. Masonry/ Brick/ Stone construction, 2 Stories, rectangular plan, gable roof. The entrance portico features a concave pediment supported by fluted columns. Segmental arched windows on the first and second stories have cut stone sills and keystones. Three gabled roof dormers with broken pediments pierce the roofline. In 1915 a detached garage was added to the south of the residence.



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Country Side

Continuation sheet Historic District

Item number 7

Page 7

33. 220 W. 53rd Terrace - William S. Connelly Residence: 1921  
Frame/Stucco with brick veneer construction, 2 Stories; rectangular plan shape, cross gable roof. The first story of this residence is veneered with brick. Doorways are placed at the east and west ends of the main facade. A bay window is located on the west end.
34. 233 W. 53rd Terrace - James B. Welsh Residence: 1913  
Architect: Clyde F. Mack, Builder: C.L. Brown. Masonry/frame/stucco/and stone construction, 2½ Stories, rectangular plan, hip roof. This house is sited on a raised grade and is approached by a flight of stairs framed by stone rails. A shed roof porch on the main facade features stone piers which support the roof. A hipped dormer and a stone chimney are located on the east facade.
35. 234 W. 53rd Terrace - Ernest C. Winters Residence: 1917  
Architect: Alice Jackson. Masonry/stone and brick construction, 2½ stories, irregular plan shape, gable roof. The center bay of this residence terminates at the roof with an eyebrow dormer. The entrance is recessed and is framed by columns. An elliptical transom is above the door, and is flanked by side lights. Enclosed porches extend of the east and west facades.
36. 150 W. 54th Street - Thomas H. Mattern Residence: 1919  
Architects: Keene & Simpson. Builder: Charles E. Rudy. Masonry/brick construction, 1 story, irregular plan shape. A coursed ashlar wall runs in front of this house, and the motif is repeated in the porch foundation. The porch rail, stairs, and sills are constructed of cut stone. Brick piers support a gabled roof which is bracketed.
37. 200 W. 54th Street - T.J. Pendergast Residence : 1914  
Architect: Frederick Gunn. Builder: Edelman and Fleming. Masonry/Brick and stone construction, 2 Stories, rectangular plan shape, hip roof. The south facade features a cut stone and brick porch, with a tile hipped roof. The entrance door contains a central panel of leaded glass and is flanked by leaded glass side lights. A hipped roof dormer pierces the south roof slope.
38. 201 W. 54th Street - Meyer L. Denebeim Residence : 1925  
Architect: Herman F. Brandenburger. Frame and stucco construction, 2 Stories, rectangular plan, hip roof. A balconied portico supported by columns marks the entrance. Semicircular transoms over the first floor windows are repeated in the entrance door. Ornamental swag panels are placed above the first floor windows. Porches extend from the east and west facades.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet      Country Side      Historic District      Item number 7      Page 8

39. 220 W. 54th Street - Butler Dismar Residence : 1926  
Builder: H.H. Fox. Masonry/frame/brick/stucco construction; 2 Stories; rectangular plan shpae, hip roof. The residence features a projecting central bay that terminates in a half-timbered gable. Another gable immediately west of the entrance contains an oriel window on the second story. The entrance is outlined in a rectilinear pattern of cut stone.
40. 236 W. 54th Street - George A. Goudie Residence: 1918  
Architect: Shepard, Farrar & Wiser. Builder: J.C. Nichols. Masonry/Brick construction, 2 Stories, rectangular plan, gable roof. The south facade features a broken-pedimented entry flanked by columns. The first floor is fenestrated with multipaned windows with a relieving arch window head, creating a semicircular area where swags are placed. Three gable roofed dormers with broken pediments are evenly spaced along the south roof slope. A broad chimney with a multipaned Palladian window is a feature of the west facade.
41. 301 W. 54th Street - John E. Dunn Residence : 1926  
Builder: J.E. Dunn. Masonry and brick construction, 2 Stories, rectangular plan, gable roof. The entrance portico features a massive broken pediment capped with finials. The doorway is flanked with side lights. The transom above reflects the lines of the pediment. Three gable dormers pierce the roof line of the main facade. A two story porch extends to the west .

NON-CONFORMING STRUCTURES

The District contains eight (8) non-conforming structures ( letters refer to locations on the site plan map.) The residences have the same uniform setbacks , which conform to the original platting of the neighborhood. The non-conforming structures are:

- A. 5215 Wyandotte, 1948
- B. 215 W. Concord, 1963
- C. 5211 Wornall Rd., 1967
- D. 221 W. 53rd Terrace, 1965
- E. 222 W. 53rd Terrace, 1959
- F. 225 W. 53rd Terrace 1952
- G. 210 W. 54th Street, 1951
- H. 48 W. 53rd Terrace, 1947

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

Country Side

Historic District

Continuation sheet

Item number

7

Page 9

For NPS use only

received

date entered

Condition/ Present Status

The residences included within the Country Side Historic District are in excellent condition. The single-family residential planning concept remains intact through the efforts of the home owners. Extensive landscaping and restoration of the homes attest to the fact that the current property owners desire to enhance not only the physical appearance but also the unity of the area.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect (see survey forms)

### Statement of Significance (in one paragraph)

The forty-nine residences located within the boundaries of the Simpson-Yeomans / Country Side Historic District testify not only to the professional design skill of many of Kansas City's most prominent and imaginative architects, but also to the planning sensitivity of two private citizens, whose conscientious use of the land created an identifiable character and uniformity associated within these boundaries much before the advent of enforced zoning restrictions in 1923. The covenants established by the Simpson-Yeomans family determined the existence, contour, and countenance of the Country Side Historic District, a residential enclave which portrays a distinctive character. The success of the development can be measured in part by the roster of prominent citizens who made their homes there. The residences constructed, though quite similar in scale and use of construction materials, display a variety of styles, and evidence a veritable microcosm of architectural design and stylistic preference in Kansas City between 1908 and 1926. The genesis in the development of the area, which has retained its integrity throughout a long history, reflects the phenomenal growth of Kansas City during that period, and provides us with an undistorted glimpse of an earlier age in Kansas City.

### HISTORICAL BACKGROUND

In 1833 Daniel S. Yoacham was granted a patent for eighty acres of land which constituted the area from 51st to 55th Streets, and Wornall to Main Street. Shortly thereafter the land was sold to William Gillis who acquired an additional forty acre tract south of Yoacham's original farm located between 55th and 57th Streets, and Wornall to Main.<sup>2</sup>

In 1851 William Gillis sold all of the one hundred and twenty acres to Albert G. McGee for a consideration of \$3,300.00. When McGee died in 1856, he willed a one-third interest in the property to his surviving wife Catherine and their two daughters. Catherine McGee was to remarry in March of 1864 to Benjamin F. Simpson, who had settled in Jackson County, having migrated from Kentucky. The year 1864 was to have an even greater significance to the newly-weds as in October of that year, their farm house and surrounding area was in the middle of a decisive Civil War battle "the Battle of Westport", in which the Union forces faced a formidable Confederate calvary. The Confederates were repelled in the bloody confrontation, and the Union forces solidified their control over the area.<sup>3</sup>

As a consequence of the Union's solidification, Ben Simpson made plans to gain ownership of the adjacent land holdings which had been bequeathed to the daughters of Catherine and Albert McGee. In 1865, having bought the parcels from the daughters, Simpson became the sole owner of the one hundred and twenty acre tract.<sup>4</sup>

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet      Country Side      Historic District      Item number      8      Page      1

Kate Simpson, the only child of Catherine and Ben Simpson was born in 1866, and was destined to become the heir to the substantial land holding of her parents. She ultimately inherited one hundred and five acres of land, as the farm had been reduced by fifteen acres when Simpson had earlier sold a part of the farm to H.P. Churchill.<sup>5</sup>

In June of 1895 Kate Simpson married Edwin S. Yeomans, who at the time of their marriage was Vice-President of the Buford and George Manufacturing Company. Kate and Edwin Yeomans became the caretakers of the land which was transformed from an unimproved rural farm to a show-place of noteworthy residences.

The first decade of the Twentieth Century in Kansas City was to see a number of significant developments, some of which would have a special impact on the value and character of the Simpson-Yeomans property. The population of Kansas City had increased 54% between the years 1900 and 1910, and the City to meet its growing needs had made two large annexations of land -- one in 1897 encompassing the Town of Westport, and a second in 1909 which brought the City's boundaries further south and created a total land area under municipal control of nearly sixty square miles.<sup>6</sup>

Not surprisingly, the demand for architectural services increased correspondingly. In 1910 the City Directories listed one hundred and two architects, as opposed to the thirty-five listed in 1894. Construction activity progressed in the newly annexed areas, and transportation improvements facilitated the growth of the "suburbs." In 1908, as a result of the activity in the area, the Country Club carline was extended from Westport to 51st Street and Brookside Boulevard making the land much more accessible and attractive to real estate developers.

Two improvements which were in close proximity to the Simpson-Yeomans farm would increase the value of the land many times over. In 1896 the Kansas City Club incorporated in order to establish a country club in an area now known as Loose Park, immediately adjacent to the Simpson-Yeomans farm, directly west of Wornall Road. By 1905, the Club then affiliated with the Missouri Hunt and Polo Club, had expanded to cover the entire park area.<sup>8</sup> The Club built an impressive facility to house its membership.

Coincidentally, in 1908 Jesse Clyde Nichols announced plans for his Country Club District, comprised of one thousand acres located between Holmes and State Line, and 51st to 59th Streets. The District was to become one of the most dramatically successful developments, and frequently emulated plans in Kansas City's real estate history.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet      Country Side      Item number      Page  
                                 Historic District      8      2

The District eventually comprised thousands of acres and extended beyond the State Line into Kansas .

The relationship of J.C. Nichols to Edwin and Kate Yeomans' Country Side development had two different dimensions. First, and perhaps most importantly, both Nichols and the Yeomans instituted land planning principles and applied them to a comprehensive development program. In their master plans they each avoided the strict grid plan of rectangular blocks favoring instead irregular lots whose shape was defined by curving streets that followed the terrain. Thus, winding streets which often featured triangular grassy islands, were a common feature in the subdivisions, which respected the existing terrain.

The second link between Nichols and the Yeomans was a mutually satisfactory agreement whereby Nichols acted as an agent in the sale of the Yeomans' lots. The Nichols Company had an "agency contract" with the Yeomans in which the Nichols Company received a thirteen per cent flat commission, and an additional ten cents per foot of each sale for the cost of their advertising. Ownership and disposition of the property remained under the sole jurisdiction of the Yeomans. Jesse Clyde Nichols himself must have had a special attraction for the area, as he and his family resided for a time at 225 West Concord.

The year 1908, which saw Nichols' announcement of his Country Club District, was also the year that the Simpson-Yeomans family filed their plats for Country Side and Country Side Extension. The plat filed on April 22, 1908 encompassed an area from Wornall Road (then known as Broadway,) on the west; to Main Street on the east; to 53rd Street on the south; to a line mid-way between 51st Terrace, and 52nd on the north. Just six months later, on October 24, 1908; a second plat, called Country Side Extension which replatted part of Country Side, and extended the boundaries south to 54th Street was filed.

The Yeomans were to file two additional plats in 1909, and 1914 which would encompass the remainder of Ben Simpson's original farm. The 1914 plat, called South Country Side, would extend the boundaries to their southernmost limits at what is now 57th Street. The boundaries of this nominated district represent portions of the area platted in 1908, and today are representative of a much larger area which has suffered a greater loss of integrity through recent construction efforts, and the intrusions of multi-family dwellings.

The earliest recorded plat contained certain stipulations that were repeated in the later plats. These conditions were the basis of the character associated with the District today, and the result of the Yeomans' thoughtful planning.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet      Country Side  
                                 Historic District      Item number 8      Page 3

Those conditions stipulated that: the residences would be set back a certain uniform distance from the street; that they would have a frontage of at least one hundred feet; that they would cost not less than \$5,000.00; and (an indication of the time in which the plats were filed,) that none<sup>12</sup> of the property was to be owned, conveyed or used by Negroes.

ARCHITECTURE

The residences in the Simpson-Yeomans / Country Side Historic District represent a microcosm of the type and style of detached, single family dwellings preferred by Kansas Citians during the period from 1908-1928. Many of the homes are distinctively "Period Revival" wherein different historic styles are adapted to then contemporary tastes. None of the homes in the Country Side Historic District which demonstrate these historically derived styles are mere copies or slavish imitations of "high style", but rather illustrate an adaptation and assimilation of those forms to create a decidedly "contemporary" flavor. This interest in Period Revival style was not limited only to the Midwest but enjoyed a similar fashionability throughout the nation during the first half of the 20th Century.<sup>15</sup>

Within the Country Side Historic District there are a surprising number of different styles which are present, and frequently within those identifiable groups there are interesting variations, which are a result of the architects skill and imagination.

Greek Revival

The R.R. Brewster Residence at 235 W. 53rd Street (Site #28) is a striking example of this style. Constructed in 1915, and designed by architect John Van Brunt, the most obvious stylistic feature which identifies its style is the two-story, temple front entrance, which terminates in a pedimented gable. The residence suggests a striking monumentality.

Georgian Revival / Colonial Revival

This style occurs most frequently within the District boundaries. The hallmarks of the style, include: a general symmetry in plan, a height of two-to-two-and-one half stories; doorways set within a projecting element; a regularity in the window openings; a projecting decorative cornice, or broad overhanging eaves; louvered shutters narrow clapboard siding; a gable or hipped roof; and many classically-derived ornamental details (e.g. fanlights, balustrades above porch roofs.<sup>14</sup>)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet      Country Side  
Historic District      Item number      8      Page      4

The residences within the Country Side Historic district that display these stylistic characteristics are:

- (Site #3) 221 W. Concord, 1914
- (Site #9) 5163 Wornall, 1921
- (Site #10) 5405 Wornall, 1920
- (Site #12) 5144 Wyandotte, 1912
- (Site #23) 210 W. 53rd St., 1913
- (Site #25) 220 W. 53rd St., 1909
- (Site #27) 226 W. 53rd St., 1910
- (Site #32) 215 W. 53rd Terr., 1913
- (Site #40) 236 W. 54th St., 1918
- (Site #41) 301 W. 54th St., 1926

English Styles : Tudor Revival ; Cotswold Cottage

The use of styles originated or inspired by English architecture was popular in the United States from 1900 to approximately 1930.<sup>15</sup> The translation from the enormous country estates to the detached single family residence took a variety of forms with certain stylistic hallmarks evident in each. The Tudor Revival style featured steeply pitched gables which were often repeated above the doorway enframement. Half-timbering was commonly used to decorate the gable surfaces. Stone and brick were popular construction materials, and the residences featured high, prominent chimneys.

The Cotswold Cottage style shares a relationship with the Tudor Revival in that it also featured steep gables, prominent chimneys, a preference for stone and brick construction materials, and the use of half-timbering. It was a scaled down version of the Tudor, and <sup>16</sup> was especially popular in the United States in the 1920's and 1930's.

The residences in the Country Side Historic District which derive their character from these English styles include:

- (Site #5) 225 W. Concord , 1915
- (Site #6) 239 W. Concord , 1915
- (Site #14) 5201 Wyandotte , 1909
- (Site #20) 47 W. 53rd St. , 1909
- (Site #33) 220 W. 53rd Terr., 1921
- (Site #39) 220 W. 54th St. , 1926

Prairie Style

The most innovative and indigenous architectural style displayed in the Country Side Historic District, is the Prairie Style, a reaction against the period revival styles which was originated by Frank Lloyd Wright in the early 1900's. Wright's theories led him to design houses which were in harmony with nature necessarily an architecture of low lines paralleling the environment, rather than opposing it. <sup>17</sup>

In general the highlights of the Prairie Style of design are:  
an emphasis on horizontality; windows arranged in bands or ribbons;



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet	Country Side Historic District	Item number	8	Page	5
--------------------	-----------------------------------	-------------	---	------	---

wide overhanging eaves; and porches, decks and terraces. The residences within the Country Side Historic District which display these innovative design concepts include:

- (Site #13) 5200 Wyandotte, 1910;1918
- (Site #15) 5225 Wyandotte, 1915
- (Site #21) 200 W. 53rd St., 1916
- (Site #22) 201 W. 53rd St., 1917

Spanish Colonial (Site #18) 232 W. 52nd St., 1924

While only one residence within the District typifies this style, it deserves special mention because of the excellence of its design. Besides its obvious references to the Spanish Colonial style in its stuccoed exterior, and tile roof, the residence features a dramatic central bay which contains an arcade supported by columns which ultimately terminates in a curvilinear gable capped with a pediment. The general symmetry and its special quality of ornament, qualifies this residence as a special example of the style, not only in the District, but in all of Kansas City.

ARCHITECTS:

The Country Side Historic District features the designs of some of Kansas City's most distinguished and well known architects and architectural firms. Among them are: Edgar Faris (232 W. 52nd Street,) ; Keene & Simpson (150 W. 54th Street); Frederick Gunn (200 W. 54th Street); Owen & Payson (200 W. 53rd Terrace); Root & Siemens (215 W. 53rd Terrace); and Henry Hoit (47 W. 53rd Street.)

There are also a significant number of architects who are represented with multiple examples of their designs and include: Clarence Shepard, (Shepard & Belcher,) 5405 Wornall; 211 W. Concord; 215 W. 53rd Street; John Van Brunt, 235 W. 53rd Street, 239 W. Concord; John Martling (Martling & Brandenburger) 226 W. 53rd Street. 51 W. 53rd Terrace; and Alice Jackson, 200 W. 53rd Street; 5155 Wornall; 201 W. 53rd Street; 234 W. 53rd Terrace, and 221 W. 53rd Street.

Clarence Shepard

Clarence Shepard was a specialist in the design of residential architecture. He studied at the University of California around 1895. From 1907 until his retirement in 1940 he designed over six hundred homes for residential districts in Kansas City; Enid, Tulsa, and Oklahoma City, Oklahoma; and Minneapolis, Minnesota. From 1913 until 1917 Shepard was engaged in a partnership with architect, Hardborne Belcher. 18

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet Country Side  
Historic District

Item number 8

Page 6

John Van Brunt:

John and Adriance Van Brunt were brothers and architects working together in Kansas City between 1882 and 1890, and between 1896 and 1913. Adriance Van Brunt died in 1913. John Van Brunt then formed a partnership with Alfred Hertz that lasted from 1917 until 1924. Both of the Van Brunt brothers were involved in the development of Kansas City's renowned park and boulevard system -- Adriance as a Park Board Commissioner and John as a designer for the Park Board. The majority of the residences designed by the Van Brunt brothers are located in the Country Club area of Kansas City.<sup>19</sup>

Alice Jackson

Alice Jackson is one of a very few women who have been identified as architects working in the first quarter of the century in Kansas City. Alice Jackson was untrained as an architect, but despite the lack of formal training designed at least twenty residences in Kansas City between 1911 and 1927. Many of those residences were located in the Country Club area of Kansas City, and were designed in the Prairie School style.<sup>20</sup>

John Martling

John Martling's career as an architect commenced with difficulty. He was convicted of manslaughter in 1885 after the slaying of an architect for whom he had been working as a draftsman. Martling moved to Chicago for several years after having served a short prison term. In 1903 he returned to Kansas City and began his architectural career that lasted until 1930. Between 1917 and 1922 he practiced in partnership with architect Herman Brandenburger.<sup>21</sup>

PROMINENT RESIDENTS

Largely as a result of the stipulations incorporated into the Country Side plats (particularly the requirement that each home constructed cost a specified amount,) the area attracted professionals of a certain income level. The Country Side Historic District boasts original residents who figured prominently in the political, social, industrial, and financial arenas of the period. Among them were:

James Jackson, writer for the Kansas City Star (Residence: 5155 Wornall Road, Site # 8)

Zerelda Woodstock, President of the Athenaeum Club (1901-03,) 5134 Wyandotte, Site #11

Clinton S. Burns, Principle, Burns and McDonnell engineering firm, Residence: 5401 Wyandotte, Site # 16

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet Country Side  
Historic District Item number 8 Page 7

Robert E. McDonnell, Principal , Burns and McDonnell Engineering Firm, Residence: 200 W. 53rd Terrace , Site # 30

J.C. Nichols, Real estate developer, and creator of the Country Club Residential District, and Country Club Plaza Shopping Center, Residence: 225 W. Concord, Site # 5

Charles Butler, President, Butler Manufacturing Company, Residence: 239 W. Concord, Site # 6

Leo Collins, Principal in the Collins Investment Company a major apartment unit developer in Kansas City (Residence: 5163 Wornall) Site # 9

W.H.Collins, Principal, Collins Investment Company, Residence: 232 W. 52nd Street) Site # 18

John Butler, Principal in the Butler-Weaver Realty Company, Residence: 5144 Wyandotte, Site # 12

Thomas J. Pendergast, President of the T.J. Pendergast Wholesale Liquor Company, and political "boss" of the City in the 1930's and 40's. Residence: 200 W. 54th Street, Site # 37

John E. Dunn, Principal of the J.E. Dunn Construction Company, Residence: 301 W. 54th Street, Site # 41

This survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in "Missouri's State Historic Preservation Plan." The Simpson-Yeomans/ Country Side Historic District is being nominated to the National Register as an example of the themes of "architecture," and "urban design."

N O T E S

1. Abstract of Title, "Kansas City Title and Trust Company," Book B, Page 592, Document No. 656184
2. Abstract of Title, Book C. page 329.
3. Sherry Lamb Schirmer and Richard D. McKinzie, At the River's Bend (Marceline, Missouri: Windsor Publications, 1982), p.39.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet Country Side  
Historic District Item number 8 Page 8

4. Abstract of Title, Book 53, p. 197.
5. Abstract of Title, Book B, page 14, Document No. 72878.
6. George Ehrlich, Kansas City, Missouri An Architectural History, 1826-1976 (Kansas City: Historic Kansas City Foundation, 1979) p.58.
7. Ibid, p.62.
8. At the River's Bend, p. 144
9. "J.C. Nichols", Kansas City Star, 2 April 1928.
10. Country Club Bulletin, not dated, from "The J.C. Nichols Scrapbooks" (microfilm) Western Historical Manuscripts Collection, the University of Missouri at Kansas City.
11. Recorded plats of Country Side,, and Country Side Extension, Recorder of Deeds, Jackson County, Missouri.
12. Plat of Country Side Extension, Document No. 677021, Book 15, p. 33.
13. Carole Rifkind, A Field Guide to American Architecture (New York: New American Library, 1980,) p. 81.
14. Ibid, p. 19.
15. Clem Labine, "The Romantic English Revival ," The Old House Journal. May 1983, p.81.
16. Harry S. Harrison, Houses- The Illustrated Guide to Construction, Design, and Systems. (Chicago:National Institute of Real Estate Brokers, 197
17. Francis H. Steiner, "The Prairie Style" The Old House Journal, January-February 1984, p. 14
18. "Obituary-- Clarence E. Shepard" Kansas City Star, May 1, 1949.
19. Henry F. Withey AIA, and Elsie Rathburn Withey , Biographical Dictionary of American Architects, (Los Angeles: New Age Publishing Company, 1956.)pp. 614-15.
20. Sherry Piland, "Early Kansas City Architects: Alice G. Jackson" Historic Kansas City News, Vol.3 No.6:14.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Country Side  
Continuation sheet Historic District

Item number 8

Page 9

21. Sherry Piland, "Early Kansas City Architects: Violence in the Ranks"  
Historic Kansas City News (December 1977): 11.

## 9. Major Bibliographical References

Ehrlich, George. Kansas City, Missouri- An Architectural History 1826-1976 Kansas City: The Historic Kansas City Foundation, 1979.

The J.C. Nichols Scrapbooks , Western Historical Manuscripts Collection, University of Missouri - Kansas City.

## 10. Geographical Data

Acreage of nominated property approx. 20 acres

Quadrangle name Kansas City, Mo.

Quadrangle scale 1:24,000

UTM References

A 1 5 3 6 2 1 6 0 4 3 2 1 4 8 0  
Zone Easting Northing

B 1 5 3 6 2 4 3 5 4 3 2 1 4 4 5  
Zone Easting Northing

C 1 5 3 6 2 4 4 0 4 3 2 0 9 6 0

D 1 5 3 6 2 1 8 0 4 3 2 0 9 8 0

E         

F         

G         

H         

**Verbal boundary description and justification** The boundaries of this nomination establish and identify the most representative and visually homogenous portions of the plats of Country Side and Country Side Extension. While those plats extend further south and east of the nominated boundaries, there is some

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

## 11. Form Prepared By

name/title 1. Barbara Hardy, President, Country Side Homes Association

organization

date March 20, 1984

street & number 5215 Wyandotte

telephone (816) 333-8850

city or town Kansas City

state Missouri

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Fred A. Lafser  
Fred A. Lafser, Director and State Historic Preservation Officer, Department of Natural Resources

date

7/10/84

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

Country Side  
Historic District

Continuation sheet

Item number 9

Page 1

Labine, Clem. "The Romantic English Revival" The Old House Journal,  
May 1983.

Landmarks Commission of Kansas City, Missouri: Case File No. 0047-D  
"Simpson-Yeomans/ Country Side Historic District"; and Missouri State  
Historic Inventory Forms; 414 E. 12th Street; City Hall, Kansas City,  
Missouri.

Recorded Plats of Country Side and Country Side Extension, Recorder  
of Deeds, Jackson County, Missouri.

Rifkind, Carole. A Field Guide to American Architecture New York: New  
American Library, 1980.

Steiner, Francis H. "The Prairie Style" The Old House Journal,  
February 1984.

Withey, Henry F. and Withey, Elsie. Biographical Dictionary of American  
Architects, Los Angeles: New Age Publishing Company, 1956

For NPS use only  
received  
date entered

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Country Side  
Historic District

Item number 10

Page 1

loss of integrity as a result of non-conforming later construction; alterations and/or additions to properties; and the intrusion of structures which are not constructed as single-family residences. The nominated District possesses a significant and representative sampling of what had historically been true of the larger area, and this District has suffered an absolutely minimal loss of its historic and architectural fabric.

The legal description of the nominated District is as follows:  
The west 25 feet of Lot 12, Lots 13,24,25,and 26, Block 1, Lots 13 and 26 Block 2, Lots E,G,and H, Country Side, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1,2,3, and 4 of Block 1; Lots A,B, 1,2,3,4,5,6,7,8,9,10,11, and 12 of Block 2; Lots A,B,1,2,3,4,5,6,7,8,9,10,11, and 12 Block 3; Lots A,B, 1,2,3,4,5,6,7,8,9,10,11, and 12, Block 4; Lots 13 and 14, Block 5; Lots 11,12,13,and 14 Block 6; Lots 8,14,15,and 16 Block 7; Lots 8 and 16 Block 8; Lot 16 and west 34.43 feet measured on north line of Lot 8, Block 9; and Lot F, Country Side Extension, a subdivision, lying in Kansas City, Jackson County, Missouri.

Continuation sheet Country Side  
Historic District

Item number 11

Page 2

State Contact Person  
2. Jim Denny, Chief, Survey & Registration  
Department of Natural Resources  
1915 Southridge Drive  
Jefferson City

March 20, 1984  
(314) 751-4096  
Missouri 65101





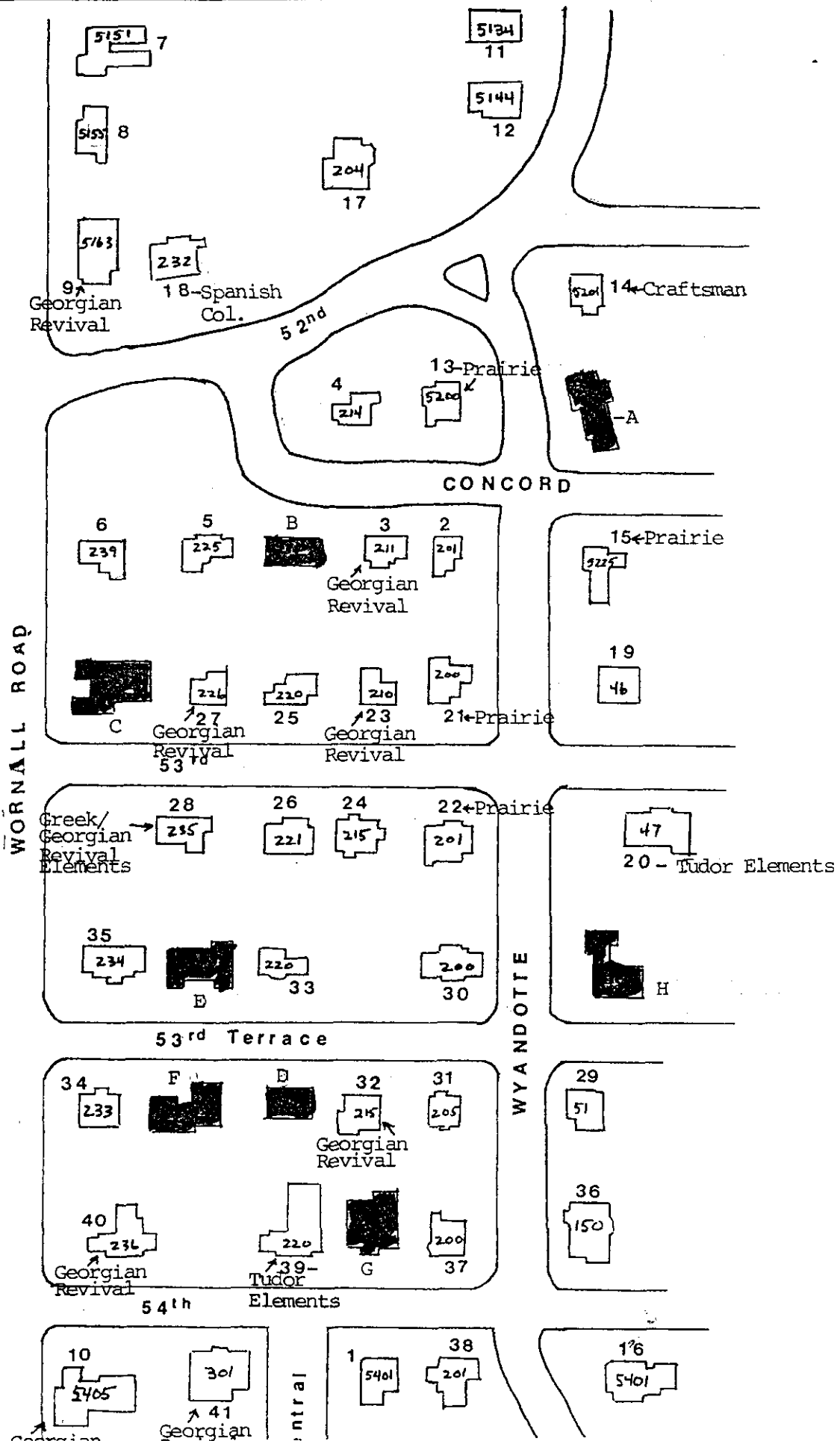
Simpson-Yeomans/Country Side  
Historic District  
U.S.G.S. 7.5' Quadrangle  
Scale: 1:24,000  
"Kansas City, Mo."

UTM References:

- A 15/362160/4321480
- B 15/362435/4321445
- C 15/362440/4320960
- D 15/362180/4320980



LOOSE PARK



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name The Simpson-Yeomans / Country Side Historic District Boundary Expansion

other names/site number N/A

2. Location

street & number The general vicinity of W. 51st Terrace, Wornall Road, West 57th Street,  
and Main Street

[n/a] not for publication

city or town Kansas City

[n/a] vicinity

state Missouri code MO county Jackson code 095 zip code 64112

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  
[X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the  
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my  
opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered  
significant [ ] nationally [ ] statewide [X] locally.  
( See continuation sheet for additional comments [ ] )

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

Date 24 April 2000

Missouri Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.  
( See continuation sheet for additional comments [ ] )

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

[ ] entered in the National Register  
See continuation sheet [ ].

[ ] determined eligible for the  
National Register  
See continuation sheet [ ].

[ ] determined not eligible for the  
National Register.

[ ] removed from the  
National Register

[ ] other, explain  
See continuation sheet [ ].

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
[X] private	[ ] building(s)	151	17	buildings
[ ] public-local	[X] district	0	0	sites
[ ] public-State	[ ] site	0	0	structures
[ ] public-Federal	[ ] structure	0	0	objects
	[ ] object	151	17	Total

**Name of related multiple property listing.**

N/A

**Number of contributing resources previously listed in the National Register.**

49

## 6. Function or Use

<b>Historic Function</b> <u>DOMESTIC: single dwelling</u>       	<b>Current Functions</b> <u>DOMESTIC: single dwelling</u>       
--	--

## 7. Description

Architectural Classification		Materials	
Colonial Revival		foundation	Stone
Prairie School		walls	Brick
Bungalow / Craftsman			Stone
Tudor Revival		roof	Asphalt
Italian Renaissance		other	Stucco
			Clapboard

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 1

=====

**SUMMARY**

The Simpson-Yeomans/Country Side Historic District Boundary Expansion is comprised of 168 residences located in the general vicinity of West 51<sup>st</sup> Terrace, Wornall Road, West 57<sup>th</sup> Street, and Main Street. The district expansion encompasses ten city blocks and three partial city blocks. The District consists of a section of the original Simpson farm platted as the Country Side, Country Side Extension and South Country Side plats filed by the Yeomans family in 1908, 1909, and 1914.

Of the 168 buildings included in the district expansion the largest percentage of that total number of homes were built from 1911-1930. A total of 128 homes were constructed during this twenty year period accounting for 76% of the total number of buildings constructed in the area.

There are a total of 151 contributing residences in the Simpson-Yeomans/Country Side Historic District Boundary Increase and a total of 17 non-contributing residences. The contributing residences are constructed primarily of brick, stone, stucco, and wood. They are 1 to 2 1/2 stories in height, and were built on stone foundations. A variety of architectural elements incorporated in the homes reflect examples of the stylistic eclecticism popular during the early Twentieth Century. A diversity of styles is represented in the boundary increase; however, a general uniformity in size and construction materials is present. Distinct architectural styles present in the District are Prairie, Foursquare, Colonial Revival, Dutch Colonial Revival, Tudor, Italian Renaissance, Minimal Traditional,

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 2

=====

Tudor, Italian Renaissance, Minimal Traditional and Craftsman.<sup>1</sup> There are six properties that do not exhibit any particular style.

The list of properties included in the Simpson-Yeomans/Country Side Historic District Boundary Increase, including address, original owner (if known), date of construction, and architect (if applicable/if known), are as follows:

---

<sup>1</sup> Landmarks Commission. Administrator's Report, Simpson-Yeomans/Country Side Historic District Expansion, Case No. 0129-D, 1-2.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 3

=====

Note: Non-contributing properties are marked with an \*

1. **5139 Wyandotte, The Clark O. Murray Residence, 1930.**  
Builder, E. Bockelman. Tudor elements. Frame construction, 1 story, irregular plan, gable/composition roof. The main facade faces west. Three front-facing gables and an exterior gable wall chimney dominate the facade. The main entrance projects from the facade and is covered by a gabled roof. Fenestration consists of 6-over-1, double-hung, sash windows. An end porch is located at the south end of the facade.
2. **5143 Wyandotte, The Edward A. McGuire Residence, 1930.**  
Builder, E. Bockelman. Tudor elements. Frame construction, 1 story, irregular floor plan, multi-gable/composition roof. The main facade faces west. The main entrance projects from the main facade and is covered by a gable roof. Four front-facing gables and an exterior gable wall chimney dominate the main facade. Fenestration consists of multi-light, double-hung, sash windows.
3. **5147 Wyandotte, The H. C. Haugen Residence, 1924.**  
Dutch Colonial Revival elements. Frame construction, 2 stories, rectangular floor plan, gambrel composition roof. The main facade faces west. The paneled entrance door is flanked by sidelights and covered by a pent roof. A continuous shed dormer extends across the 2<sup>nd</sup> story. Fenestration consists of 6-over-1, double-hung sash windows.
4. **118 W. 52<sup>nd</sup> Street, The William M. Henson Residence, 1910.**  
Architect, J. W. McKenzie; builder, C. L. Brown. Frame construction, 3 stories, rectangular floor plan, gable/composition roof. Facing south on West 52<sup>nd</sup> Street, the residence measures approximately 47' x 47'. The lower level of the front facade has been almost completely obscured with bushes. The recessed front entrance displays Doric columns. Fenestration includes five rectangular windows on the second story and three, multi-sash dormers with shed roofs projecting from the roof.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 4

- =====
5. **100 W. 52<sup>ND</sup> Street**, The Celia Ismert Residence, 1925.  
Builder, H. B. Campbell. Frame construction, 2 stories, irregular floor plan, gable/composition roof. Situated on the northwest corner of West 52<sup>nd</sup> Street and Baltimore, the residence measures approximately 44' x 30'. A broken pediment crowns the entranceway. A large brick chimney flanks the entrance to the east. Fenestration includes four rectangular windows (with decorative shutters) on the first story, three rectangular windows (with decorative shutters) on the second story, and a dormer projecting from the roof on the east. A screened-in porch extends from the west facade.
  6. **5148 Baltimore**, The Stanley M. Landon Residence, 1909.  
Prairie/Modified Foursquare. Frame construction, 2 1/2 stories, L-shape floor plan, hip roof. The main facade faces west. An open full-width porch covers the main entrance. Stucco piers support the hip porch roof. Fenestration consists of 6-over-1 double-hung, sash windows. A hip roof dormer with a window is centrally placed. An exterior chimney is placed on the south facade.
  7. **5139 Baltimore**, The George P. Whyte Jr. Residence, 1922.  
Craftsman elements. Frame construction, 1 1/2 story, rectangular floor plan, gable roof. The main facade faces west. A full-width porch with continuous roof covers the main entrance. The main entrance, a multi-light single door, is flanked by multi-pane sidelights. Fenestration consists of 8-over-1, double-hung, sash windows on the first floor. Paired 6-over-6, sash windows are located in the gable area. Roof rafters are exposed on the north and south facades.
  8. **5143 Baltimore**, The William W. Shurtz Residence, 1916.  
Builder, Earl C. Hollar. Colonial Revival. Frame construction, 2 stories, modified T-plan, hip/shingle roof. The main facade faces west. The main entrance, a multi-pane door, is centrally placed and covered by a pedimented portico. Fenestration consists of 4-over-1, double-hung, sash windows grouped in threes. A larger single window is placed to the south of the main entrance. An open, flat roof porch with open balustrades is located on the south facade. Square wooden columns support the porch roof.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 5

- =====
9. **5145 Baltimore**, The Joseph L. Dease Residence, 1910.  
Craftsman elements. Frame construction, 2 stories, rectangular floor plan, bellcast roof. The main facade faces west. A recessed full width porch with a continuous roof covers the main entrance. A wrought iron security door covers the main entrance. Fenestration consists of 1-over-1, double-hung, sash windows grouped in threes. The roof is bellcast with exposed rafters. Half timbering accents the first and second stories.
10. **5147 Baltimore**, The L. F. Gregg Residence, 1913.\*  
Craftsman elements. Frame construction, 2 stories, modified L floor plan, gable roof. The main facade faces west. The entrance is centrally placed and is covered by a gable portico. Fenestration consists of 1-over-1, double-hung, sash windows with wood surrounds. The windows on the first story flank the entrance while the triple windows on the second story are centrally placed. The roof is a low-pitched gable with exposed rafters. The entire house has been remodeled from the original.
11. **18 W. 52<sup>nd</sup> Street**, The C. C. Brown Residence, 1911/1914.  
Builder, H. Madorie and Son, (1914). Craftsman elements. Frame construction, 2 stories, irregular floor plan, irregular/composition roof. The main facade faces south. The entrance is covered by a partial-width porch recessed within an L-shaped plan and covered by an extended roof. The roof is supported by paired, 4x4 posts, which are visually linked by a wooden balustrade designed in a cross pattern. The main facade is dominated by two, bracketed front facing gables. Fenestration consist of 6-over-1, double-hung, sash windows in two' s or three' s. A second story-sleeping porch with a shed roof is located behind the entrance porch. An interior slope chimney projects from the roof of a front facing gable.
12. **2 W. 52<sup>nd</sup> Street**, The Frank Shearer Residence, 1916.  
Builder, J. G. Reardin. Prairie style. Frame construction, 2 1/2 stories, irregular floor plan, hip/shingle roof. Situated on the northeast corner of Wornall and West 52<sup>nd</sup> Street, the residence measures approximately 26' x 37'. An open, front porch wraps around the south and east facades. Stone columns support the porch roof. The lower level is faced with stone veneer: the upper level is faced

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 6

=====

with siding (1966). Attic dormers are located off the south and east facades. The hip roof that crowns the residence has wide overhanging eaves.

13.    **5150 Main**, The F. J. Fenning Residence, 1925.  
Builder, J. L. Ward. Colonial style. Frame construction, 2 stories, gable/asphalt roof. The main facade faces east. The main entrance is centrally placed on the facade and flanked by sidelights. A gabled roof supported by wood posts covers the entrance. A continuous pent roof divides the first and second stories. Fenestration consists of paired, 6-over-1, double-hung, sash windows. A two-story wing covered by a side-gable roof is placed on the south facade.
14.    **5142 Main**, The Joseph. L. Walsh Residence, 1922.\*  
Builder, C. W. Hamrick. Frame construction, 2 stories, hip/asphalt roof. The main facade faces east. The main entrance is flanked by multi-light sidelights and covered by a hip roof. Fenestration consists of paired, 6-over-1, double-hung, sash windows. A shallow bay projects over the main entrance at the second floor. A 1 story screened in porch with modified hip roof and iron railing is located on the south facade. Non-original vinyl siding.
15.    **5136 Main**, The Ellen M. Miller Residence, 1909.\*  
Architect, H. Lemken; builder, J. C. Nichols. Prairie style. Frame construction, 2 1/2 stories, gable/asphalt roof. The main facade faces east. The original front porch, covered by a gabled roof supported by stone piers, has been enclosed. A full-width stone veranda spans the front of the house. Fenestration consists of single-light, double-hung, sash windows.
16.    **1 W. 52<sup>nd</sup> Street**, The Arthur Kline Residence, 1924.  
Tudor elements. Frame construction. 2 stories, rectangular floor plan, irregular/ composition roof. The main facade faces north. A jerkinhead roof covers the main entrance porch. A rectilinear opening serves as access to the porch. A multi-light, wooden, storm door covers the entrance door. Fenestration consists of tripartite groupings on the first story of 8-over-8, double-hung, sash windows flanked by 4-over-4, double-hung, sash windows. Second story fenestration consists of 10-over-10, double-hung, sash windows. A tripartite window, reduced in scale from those on the first

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 7

=====  
story, is centered over the entrance porch. At the east end of the facade is a screened porch with segmental arched openings.

17. **7 W. 52<sup>nd</sup> Street, The C. W. Baker Residence, 1924.**  
Tudor style. Frame construction, 2 stories, rectangular floor plan, jerkinhead roof. The main facade faces north. A gabled porch covers the asymmetrically placed main entrance. The multi-light entrance door is covered by a storm door. Fenestration consists of 6-over-6, double-hung, sash windows in threes on the first story and in pairs, or singly on the second story. A screened-in porch is located at the east end of the facade.
18. **11 W. 52<sup>nd</sup> Street, The Celia Segelbaum Residence, 1924.**  
Builder, Paul H. Pugsley. Tudor elements with open gables. Frame construction, 2 1/2 stories, rectangular floor plan, irregular/composition roof. Facing north on W. 52<sup>nd</sup> Street, the building measures approximately 26' x 36'. The building is characterized by its upper-level decorative half-timbering (the lower level is covered with a modern brick veneer). The gable roof slopes down on the east side to form a dormer and to cover the screened-in porch. Crowned with a small gable roof supported by large brackets, the centrally located entrance is flanked by 8-over-1 sash rectangular windows. Two 8-over-1 sash rectangular windows are located on the upper level. A brick chimney projects from the west facade.
19. **15 W. 52<sup>nd</sup> Street, The Andrew J. Sedlock Residence, 1925.**  
Craftsman style. Frame construction, 1 1/2 stories, rectangular floor plan, cross gable/composition roof. The main facade faces north. A gabled portico supported by brick piers covers the main entrance. A full-width veranda with stone kneewall extends the length of the facade. The multi-light entrance door is covered by a storm door and flanked by multi-light sidelights. Fenestration consists of double-hung, sash windows with upper patterned sash and paired, multi-light casement windows, on the first story. A Palladian window is centered over the entrance in the gable.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 8

- =====
20.    **19 W. 52<sup>nd</sup> Street**, The J. Scott Harrison, Jr. Residence, 1914; 1918.  
Builder J. Reynard (1918). Craftsman elements. Frame construction, 2 1/2 stories, irregular floor plan, irregular roof. The main facade faces north. The entrance porch located at the west end of the main facade, is covered by an extended roof and supported by brick piers. The main facade is dominated by a front facing gable. Fenestration consists of 12-over-1, double-hung, sash windows, in threes, placed in a projecting bay on the first story and covered by a half-hipped roof. Windows in the second story consist of 9-over-1, double-hung windows in pairs. A pair of four-light, fixed, sash windows are located in the gable end. Wooden shutters flank all window groupings. A shed roof dormer with double-hung, sash windows is located over the entrance. A one story, recessed, enclosed porch, covered by an extended roof, is located on the east facade.
21.    **21 W. 52<sup>nd</sup> Street**, The Eugene J. Bagby Residence, 1923.  
Prairie style. Frame composition, 2 stories, irregular floor plan, hip/composition roof. Facing north on West 52<sup>nd</sup> Street, the residence measures approximately 26' x 32'. Steps lead to the front entrance, which has a classical surround with pilasters and a cornice displaying metopes and triglyphs. A tripartite window is located to the east of the entrance. The building also has an enclosed sun porch and a hip roof with wide overhanging eaves.
22.    **25 W 52<sup>nd</sup> Street**, The F. S. Elfred Residence, 1925.  
Architect, A. H. Gentry; builder, Stevens-Merriman Building Company. Tudor elements. Frame composition, 1 story, irregular floor plan, cross gable/composition roof. Facing north on W. 52<sup>nd</sup> Street, the residence measures approximately 29' x 42'. A steeply pitched roof displays decorative half-timbering over a stucco veneer. The lower level is faced with a brick veneer. The roof flares on the north facade to form an open front porch. Slender frame columns support the porch roof. Fenestration on the front facade includes a rectangular window with frame surrounds, a side door, and a three-part multi-sash window with frame surrounds. A large brick chimney projects off the west facade.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 9

- =====
23.    **31 W. 52<sup>nd</sup> Street**, The Alva R. Hamilton Residence, 1911.  
Architect, Horace La Pierre; builder R. F. Burnham. Frame construction, 2 1/2 stories, rectangular floor plan, hip/composition roof. Facing north on W. 52<sup>nd</sup> Street, the residence measures approximately 25' x 33'. A frame belt course visually separates the stucco second story from the stone veneer first story. A 4' high stone wall extends the length of the front patio. Displaying decorative half-timbering and two small windows with frame surrounds, a large dormer projects from the hip roof. Steps lead to the front entrance, which is crowned by a canopy. Tripartite windows flank the front entrance. Fenestration on the second level includes two bay windows flanking two centrally located rectangular windows with frame surrounds.
24.    **35 W. 52<sup>nd</sup> Street**, 1913  
Builder, C. E. Phillips. Prairie elements. Frame construction, 2 stories, irregular floor plan, hip/composition roof. The main facade faces north. A partial-width porch with shed roof supported by wood posts covers the entrance. The entrance door is covered by a storm door. Fenestration consists of 1-over-1, double-hung, sash windows. A series of four, double-hung, sash windows is located on the second story. A recessed two-story wing is located on the west facade.
25.    **41 W. 52<sup>nd</sup> Street**, The Frank Muehlschuster Residence, 1911.  
Builder, Upton Perrine 1911, C. Klinkert, 1913. Tudor style. Frame construction, 3 stories, irregular floor plan, cross gable/composition roof. Facing north on W. 52<sup>nd</sup> Street, the residence measures approximately 24' x 37'. In 1913, a 11'2" x 21'6" rear, sleeping porch was constructed. The front facade is characterized by is decorative half-timbering (upper story) and stone veneer (lower story). An open porch is located off the east (side) facade of the residence. Brackets and rafters adorn the eaves of the gable roof. Fenestration on the front facade includes two, 1-over-1, sash, rectangular windows (with frame surrounds) on the first story; a tripartite, 1-over 1, sash window (with aluminum frames) on the second story and paired 1-over-1, sash rectangular windows (with aluminum frames) on the attic story.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 10

- =====
26.    **45 W. 52<sup>nd</sup> Street, The Bert L. Hupp Residence, 1921.**  
Italian Renaissance. Frame construction, 2 stories, rectangular floor plan, hip/composition roof. The main facade faces north. The projecting main entrance is centrally located. A wooden lintel supported by brackets, with festoons covers the main entrance. Fenestration consists of multi-light French doors with arched hood molds supported by brackets on the first story. A decorative medallion is set within the hood. On the second story are 6-over-6, double-hung, sash windows. A wrought iron balcony fronts each French door. Quioining accentuates the facade. Paneled wooden shutters flank the second story windows.
27.    **44 W. Concord, The E. J. Craig Residence, 1912.**  
Prairie style. Frame construction, 2 stories, gable/composition roof. The main facade faces south. A full width porch with low-pitched gable roof supported by stucco-finished piers covers the centrally placed entrance. Fenestration consists of multi-light, double-hung, sash tripartite windows on the 2<sup>nd</sup> story and multi-light French doors on the 1<sup>st</sup> story. A 2-story wing, with gable roof is located on the west facade. A wall dormer is centrally placed on the roof.
28.    **40 W. Concord, The James A Railey Residence, 1919.\***  
Architect, W. A. Brannum; builder, G. B. Watson. Frame construction, 2 stories, modified hip/composition roof. The main facade faces south. The entrance door is located on the east facade and is covered by a shed roof supported by Doric columns. Fenestration consists of 6-over-6, double-hung, sash windows and multi-light casement windows. The entire exterior has been remodeled from the original design.
29.    **36 W. Concord, The C. C. Wright Residence, 1909.**  
Architect, O. H. Gray. Craftsman style. Frame construction, 2 stories, gable/composition roof. The main facade faces south. The entrance door is asymmetrically placed and covered by a full-width porch with shed roof supported by stone piers. Fenestration consists of multi-light upper sash, double-hung, windows. Exposed rafter tails adorn the eaves.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 11

- =====
30. **30 W. Concord**, The Frank and Clara Baker Residence, 1911.  
Craftsman style. Frame construction, 2 1/2 stories, gable/composition roof. The main facade faces south. The main entrance is asymmetrically placed on the full-width porch covered by a shed/gable roof supported by Doric columns. Fenestration consists of multi-light, double-hung, sash windows. A shed roof dormer with tripartite windows is asymmetrically placed on the roof. Wooden brackets and rafter tails adorn the eaves.
31. **24 W. Concord**, The William W. Harnden Residence, 1920.\*  
Frame construction, 2 stories, hip/composition roof. The main facade faces south. The entrance door is asymmetrically placed on the full-width porch covered by a shed roof supported by stone piers. Fenestration consists of multi-light double-hung sash windows, casement windows and sliding glass door. The porch enclosure and balcony are non-original.
32. **20 W. Concord**, The H. Wilson Allen Residence, 1912.  
Architect, C. F. Shepard; builder C. F. Shepard. Craftsman style. Frame construction, 1 1/2 stories, gable/composition roof. The main facade faces south. The main entrance door is centrally placed on full-width porch covered by the main roof structure and supported by round columns set on stone piers. Fenestration consists of 6-over-1, double-hung, sash windows. The full-width shed dormer spans the front side gable.
33. **18 W. Concord**, The Thos. D. Miller Residence, 1911.  
Builder, Wesley D. Frace. Prairie style. Frame construction, 3 stories, L-shape floor plan, cross gable/composition roof. The main facade faces south. A partial open L shape gable roof porch covers the entrance. An open porch extends along the remainder of the main facade. Fenestration consists of 9-over-1, double-hung, sash windows. Coupled windows are placed in wood surrounds on the second story. Tripartite windows are located on the first story. Four narrow sash string windows are located on the gable area. Brackets located between the second and third story are used as decorative elements. A curved verge board adds further decoration to the main facade. A garage door is exposed at basement level at the east end of the main facade. A stone chimney is placed on the

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 12

- =====
34.    **14 W. Concord**, The Margaret Berger Residence, 1925.  
Architect, Frank Bayerd. Prairie style. Frame construction, 2 stories, hip/composition roof. The main facade faces south. A one-story projecting entrance is asymmetrically placed at the west end of the facade and covered by a curvilinear roof. An exterior brick eave wall chimney dominates the facade. Fenestration consists of multi-light upper sash double-hung windows. A 2-story wing with hip roof is located on the east facade.
35.    **10 W. Concord**, The George P. Bliss Residence, 1919.  
Colonial Revival. Frame construction, 2 1/2 stories, L-shaped floor plan, gable roof. The main facade faces south. A flat roof portico supported by paired columns covers the main entrance. The paneled entrance door is flanked by multi-paned sidelights. Fenestration consists of 6-over-1, double-hung, sash windows in pairs on the 1<sup>st</sup> story. The 2<sup>nd</sup> story consists of 6-over-1 and 8-over-1 light, double-hung, sash windows. A two-story flat roof wing is located on the east facade. Fenestration consists of multi-light double windows. An entrance door is located on the main facade of this wing. A central dormer with gabled roof and tripartite double-hung multi-light windows is placed on the roof.
36.    **2 W. Concord**, The Lewis B. Budd Residence, 1911.  
Architect, J. I. Wallace; builder, M. B. Contracting. Craftsman style. Masonry construction, 2 stories, rectangular floor plan, gable roof. The main facade faces south. The main entrance, a wood and glass door, is covered by an open full width porch. A continuous roof covers the porch and is supported by stone piers. Fenestration consists of 3-over-1, double-hung sash windows. A full width shed dormer dominates the main facade. Brackets visually support the cornice on the shed dormer.
37.    **1 W. Concord**, The Harry L. Pague Residence, 1910.  
Architect, Edwards and Sunderland. Prairie elements. Frame construction, 2 stories, rectangular floor plan, gable/composition roof. The main facade faces north. The multi-light paired entrance door is flanked by sidelights and covered by a centrally placed gabled portico supported by stone piers. A partial width veranda with stone kneewall extends the western half of the facade. Fenestration consists of multi-light double-hung sash windows. Projecting square bays covered with pent roofs



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 13

with tripartite window units flanks the entry. A shed roof dormer is centrally placed on the roof. A 1-story shed roof is located on the west facade and a 2-story shed roof wing is located on the west facade and a 2-story shed roof wing is located on the east facade.

38. **7 W. Concord, The Ralph W. Freyschlag Residence, 1910.**  
Craftsman style. Frame construction, 3 stories, varied/composition roof. The main facade faces north. The entrance door is flanked by sidelights and covered by a gabled portico supported by stone piers. Fenestration consists of 6-over-1, double-hung, sash windows on the 1<sup>st</sup> and 2<sup>nd</sup> stories. Tripartite window groupings in extended square bays covered by pent roofs flank the entrance. Three shed roof dormers with multi-light double-hung windows are equally placed on the roof. A flat roofed 2-story wing is located on the west facade. A shed roof 2-story wing is also located on the east facade. A partial width veranda with stone kneewall spans the eastern half of the facade.
39. **11 W. Concord, 1909.**  
Builder, C. L. Brown. Prairie/American Foursquare variation. Frame construction, 3 stories, L-shaped floor plan, hip (bellcast) roof. The main facade faces north. The main entrance, a multi-light door, is flanked by multi sidelights and covered by an open full width porch. The roof of the porch is flat and segmental arch openings accent the porch area. Directly above the main entrance is a secondary entrance, a multi-light door. Fenestration consists of 8-over-1, double-hung, sash windows. A hip dormer with a sash window is centrally placed on the roof. Chimneys are placed on the east and west facades.
40. **19 W. Concord, 1909.**  
Architect, E. T. Wilder. Frame construction, 2 1/2 stories, L-shaped shaped floor plan, gable/composition roof. The main facade faces north. A single front-facing gable dominates the facade. The entrance porch is located on the east facade and recessed beneath the main roof. Fenestration consists of 8-over-1, double-hung sash windows. An expansive bay on the ground floor level beneath the 2<sup>nd</sup> story overhang includes tripartite window and single double-hung. The gable end is enhanced by a half-timbered effect.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 14

- =====
41. **25 W. Concord, The Clarence M. Radford Residence, 1912**  
Architect and builder, C. L. Brown. Craftsman elements. Frame construction, 2 1/2 stories, gable/composition roof. The main facade faces north. The main entrance door is flanked by multi-light sidelights and asymmetrically placed on the west end of the facade. The entrance is recessed into the structure and adorned by a partial width porch, covered by a shed roof supported by stucco finished piers and a porte-cochere covered by an irregular roof supported by stucco finished piers. A single front gable dominates the facade. Fenestration consists of multi-light upper-sash double-hung windows. Wood brackets and rafter tails adorn the eaves. A two-story wing is located at the rear of the east facade.
42. **31 W. Concord, 1909.**  
Architect, E. T. Wilder. Prairie style. Frame construction, 2 1/2 stories, hip/composition roof. The main facade faces north. The main entrance is centrally located and covered by a flat roof supported by wood posts. Fenestration consists of tripartite units comprised of multi-light double-hung sash windows flanked by sidelights. A hip roof dormer is centrally placed on the roof. A one-story flat roofed wing is located on the west facade.
43. **35 W. Concord, The William C. Cahill Residence, 1971.\***  
Split-level. Frame construction, 1 story, hip/composition roof. The main facade faces north. A half-story wing and sunken garage dominate the main facade. Fenestration consists of 2-over-2, double-hung, sash windows. The sunken two-car garage contains two paneled doors with lights. NR ineligible due to age.
44. **45 W. Concord, The W. B. Lincoln Residence, 1915.**  
Prairie style. Frame construction, 2 stories, hip/composition roof. The main facade faces north. The facade is dominated by low-pitched hip roof with widely overhanging eaves. The entry door is asymmetrically placed and covered by a flat roofed porch supported by small stucco finished piers. An enclosed screen-in porch covered by gable roof supported by stucco-finished piers equally dominates the facade. Fenestration consists of multi-light upper sash double-hung windows in

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 15

- =====
45.    **34 W. 53<sup>rd</sup> Street, The Robert J. Durham Residence, 1941.**  
Builder, Virgil E. Jones. Colonial Revival. Frame construction, 2 stories, gable/composition roof. Facing south on West 53<sup>rd</sup> Street, the residence measures 57' x 29'. The two-story central bay has a pedimented gable roof displaying a bulls eye vent; an entrance with a classical frame surround displaying pilasters and an unadorned entablature; one 8-over-12 sash rectangular window (with decorative shutters) on the lower level, and two 6-over-6 sash square windows (with decorative shutters) on the upper level. One story flanking wings display frame pilasters and 8-over-12 sash rectangular windows. A large brick chimney projects from the side of the east wing; a small brick chimney projects from the roof of the west wing. A frame garage is located to the west of the residence.
46.    **26 W. 53<sup>rd</sup> Street, The V. K. Tuggle Residence, 1913 / 1966**  
Architect and builder, Shepard and Belcher. Colonial Revival elements. Frame construction, 3 stories, gambrel/composition roof. The main facade faces south. The main entrance is covered by a gable portico with returns and supported by columns. The entrance door, with fanlight and lower wooden panels, is placed with a frame. Fenestration consists of tripartite, multi-light casement windows placed in a projecting bay on the first story. The second story consists of 6-over-1 light double-hung sash windows in pairs with louvered shutters. A centrally located Palladian dormer and two dormers with blind arch tops penetrate the roof. A recessed, flat roof, two-story wing is located on the east and west facades. A wooden balustrade outlines the perimeter of the roof. Fenestration consists of multiple double-hung, multi-light, sash windows.
47.    **20 W. 53<sup>rd</sup> Street, The Howard M. McCutcheon Residence, 1909\***  
Prairie style. Frame construction, 3 stories, and gable/composition roof. The main facade faces south. A two-story flat roof entrance porch covers the main entrance. The porch entrance is rectilinear in form and opens to the south. The main entrance door is covered by a storm door and flanked by decorative fixed sash windows. Fenestration consists of 8-over-1, double-hung, casement is centered over the entrance in the second story of the entrance porch. A two story roof wing is located on the east and west facades. The second story is recessed from the main facade forming a balcony enclosed with a wooden balustrade. Three bracketed gable dormers with double- hung windows are equally placed on the roof.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 16

- =====
48.    **10 W. 53<sup>rd</sup> Street, The Hugh D. Hamilton Residence, 1923.**  
Colonial Revival. Masonry construction, 2 stories, irregular floor plan, gable/composition roof. The main facade faces south. A flat roof, lattice-type entrance porch, covers the main entrance. A double light storm door covers the main entrance. The entrance door is flanked by multi-pane sidelights. Fenestration consists of 8-over-8, double-hung, sash windows on the first and second stories. Wooden louvered shutters flank the windows. Centered over the main entrance. On the second floor is a tripartite window. Exterior brick chimneys project at the ridgeline of the roof at the east and west end of the house. A two story flat roof, recessed sleeping porch is located on the west facade. The second story is enclosed with 4-over-4, double-hung, sash windows, and supported by wood columns. The first story is not enclosed.
49.    **2 W. 53<sup>rd</sup> Street, The Oliver W. Peterson Residence, 1922.**  
Architect, Martling and Brandenberger; builder, W. F. Shearer, Co. Colonial Revival elements. Frame construction, 3 stories, irregular floor plan, gable/composition roof. The main facade faces south. A hipped roof with cross gable, supported by brackets, covers the main entrance. The multi-light entrance door is covered by a single light storm door and flanked by multi-pane sidelights. Fenestration consists of 10-over-1 double-hung sash windows on the first story and 8-over-1 double-hung sash windows on the second story. All windows have brick surrounds. Centered over the main entrance is a tripartite window. A two-story, recessed, wing with hipped roof is located on the east and west facades. Fenestration consists of multi-lit casement windows on the first story, and 3-over-1 light double-hung sash windows are equally spaced on the roof.
50.    **1 W. 53<sup>rd</sup> Street, The J. F. Hudson Residence, 1924.**  
Builder, E. E. Eldridge. Prairie style. Masonry construction, 1 1/2 stories, irregular floor plan, irregular/barrel tile roof. The main facade faces north. An open partial width porch covers the main entrance. Brick piers support the extended porch roof. The paneled entrance door is covered by a storm door and flanked by multi-pane sidelights. The main facade is L-shaped with the entrance and porch in the recessed portion. Fenestration consists of 6-over-1 double-hung sash windows in pairs. A double-hung window accents the gable end. A gabled dormer with multi-light casement windows is centered over the recessed portion of the building.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 17

=====

51. **15 W. 53<sup>rd</sup> Street, The Fred E. Carlat Residence, 1921; 1923**

Builder, Ellsbury (1923). Tudor style. Frame construction, 2 stories, irregular/composition roof. The main facade faces north. A jerkinhead roof covers the main entrance porch. A rounded arch and post beam opening provides access to the entry porch. A single light storm door covers the main entrance. Fenestration consists of 6-over-6, double-hung, sash windows placed in pairs on the second story and multi-light casement windows placed in threes on the first story. A smaller double-hung window with sidelights is placed over the entrance porch on the second story. At the end of the facade is a screened-in porch with segmental arch openings.

52. **21 W. 53<sup>rd</sup> Street, The Sarah Redding Residence, 1924.**

Architect and builder, G. W. Swehla. Italian Renaissance. Frame construction, 2 stories, hip/barrel tile roof. The main facade faces north. The main entrance is placed in an enclosed flat roof porch. An iron railing wraps the perimeter. Fenestration consists of double-hung sash windows with wood trim surround on the first and second stories. The first story windows are additionally set within a recessed arch. A multi-light door is centered over the entrance porch on the second story. A recessed parapeted flat roofed one story wing is located on the east and west facade. Fenestration consists of a double-hung sash window on the east wing, and a pair of French doors on the west wing. The fenestration is placed within a recessed rectilinear frame. The board and batten entrance door with single light windows and round fanlight is contained within a brick surround.

53. **29 W. 53<sup>rd</sup> Street, The Robert J. Campbell Residence, 1909.**

Colonial Revival elements. Frame construction, 2 1/2 stories, cross gambrel/composition roof. The main facade faces north. A flat roof portico topped by a perimeter wooden balustrade covers the main entrance. The paneled entrance door is covered by a single light storm door. The main facade is dominated by a front facing gambrel. Fenestration consists of multi-light casement windows. A multi-light French door is centered over the entrance portico on the second floor and sheltered by a pent roof spanning the width of the gambrel end. Paned accent windows flank an exterior eave wall stone chimney at the east end of the main facade. A second ridge stone chimney is located on the west facade. A gabled dormer with returns and multi-light double-hung sash window penetrates the roof. A one-story screened-in porch with flat roof supported by columns is located on the east façade.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 18

- =====
54. **35 W. 53<sup>rd</sup> Street, The Ray S. Lipman Residence, 1911.**  
Architect, C. B. Sloan; builder, Chris Heinz. Colonial Revival elements. Masonry construction, 2 1/2 stories, rectangular floor plan, hip/composition roof. The main facade faces north. A flat roof portico with half-rounded front covers the main entrance. A wooden balustrade runs along the perimeter of the portico roof. The wooden entrance door with single light is flanked by multi pane sidelights. A veranda with wooden balustrade flanks the main entrance. Fenestration consists of multi-light casement windows placed in fours, with brick surrounds, on the first story and 8-over-1 double-hung sash windows in pairs on the second story. Centered over the entrance on the second story are tripartite windows. A broken pediment dormer with a pair of windows is centrally located on the roof. An interior brick chimney projects from the roof. A one-story open porch with wooden balustrade and flat roof with perimeter balustrade is located on the east facade.
55. **40 W. 53<sup>rd</sup> Terrace, The Frank Stuhlman Residence, 1949.**  
Architect, Edward W. Tanner and Assoc.; builder, H. T. Mossman. Reinforced concrete construction, 2 stories, gable/shingle roof. Facing south on West 53<sup>rd</sup> Terrace, the building measures approximately 59' x 68' 6". The classically inspired residence is distinguished by its centrally located pedimented gable roof that displays a decorative fanlight. The central bay has an entrance crowned by a flat roof supported by frame columns. Fenestration includes 6-over-6 sash rectangular windows with frame surrounds. The residence also has a brick chimney projecting from the south (front) facade and a one-story, screened-in porch (with balcony above) off the east facade.
56. **34 W. 53<sup>rd</sup> Terrace, The J. S. Tritle Residence, 1912.**  
Builder, H. S. Biel. Colonial Revival. Frame construction, 3 stories, rectangular floor plan, gable/composition roof. Facing south on West 53<sup>rd</sup> Terrace, the building measures approximately 29' x 39' 6". A centrally located entrance is crowned with an arched pedimented gable roof supported by slender frame columns. Fenestration of the front facade includes five, 8-over-1 sash rectangular windows with frame shutters, and three, arched attic-level dormers. Dentils adorn the eaves of the gable roof. The residence also has an enclosed, two-level sun porch located off to the east, an attached garage located off to the west and a brick chimney.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 19

- 
57. **28 W. 53<sup>rd</sup> Terrace, The H. E. Poor Residence, 1911.**  
Builder, H. E. Poor. Prairie style. Frame construction, 3 stories, hip/composition roof. Facing south on West 53<sup>rd</sup> Terrace, the building measures approximately 44' x 24'. A second-level projection supported by two brick columns and two frame Doric columns covers the front porch. Small rectangular windows with frame surrounds flank the main entrance. A streetlight is located in front of the entrance. Fenestration on the front facade includes large three-part rectangular windows with frame surrounds on the lower level, and two-part rectangular windows with frame surrounds on the second level. Two dormers with hip roofs and two-part windows project from the attic level. An enclosed two-level sun porch is located off to the east displaying a large four-part, multi-sash window with transoms and frame surrounds on the lower level, and a tripartite window with frame surrounds on the upper level. A brick chimney projects from the gable roof.
58. **12 W. 53<sup>rd</sup> Terrace, The Alfred J. Poor Residence, 1909.**  
Prairie style. Frame construction, 3 stories, rectangular floor plan, gable/barrel tile roof. Facing south on West 53<sup>rd</sup> Terrace, the building is distinguished by its stone (first story) and stucco (second story) veneer, barrel tile roof and open front porch crowned by a flat roof (balcony above) that is supported by stone columns. The centrally located front entrance is flanked by sidelights. Fenestration on the lower level on the front facade includes a three-part window with frame surround located to the east of the main entrance, and a rectangular window located to the west. On the second story, rectangular windows with sidelights flank two, centrally located rectangular windows and a balcony door. Three large dormers with barrel tile gable roofs project from the attic level. The central dormer displays three rectangular windows while the end dormers each have rectangular windows with frame surrounds. Crowned by a flat roof supported by stone columns, a one-story open porch is located off to the west. The residence also has two stone chimneys.
59. **6 W. 53<sup>rd</sup> Terrace, The Lacue H. Fisher Residence, 1911.**  
Architect, W. Goddard; builder, George W. Frain. Prairie style. Frame construction, 2 1/2 stories, rectangular floor plan, hip/barrel tile roof. Situated on the northwest corner of West 53<sup>rd</sup> Terrace and Main Street, the building measures approximately 43' x 46' and faces south. The building is distinguished by its stone (first story) and stucco (second story) veneer and the barrel tile hip roof

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 20

which displays decorative frame brackets beneath its wide overhanging eaves. Steps lead to a small, centrally located open front porch that is crowned by a flat roof supported by stone columns. The front entrance is flanked by sidelights. Fenestration on the first level of the front facade includes a bay window located to the west of the main entrance and a three-part window with a stone lintel and sill located to the east. The upper level includes a small centrally located, three-part window flanked by two, 3-over-3 sash rectangular windows with frame surrounds. A dormer with three small windows and a barrel tile hip roof projects from the third level. The residence also has an east porch (open) with a flat roof supported by stone columns.

60. **5 W. 53<sup>rd</sup> Terrace**, The John Siemen Residence, 1948.

Ranch design. Frame construction, 1 story, irregular floor plan, cross gable/composition roof. Situated on the southwest corner of West 53<sup>rd</sup> Terrace and Main Street, the building faces north. The front facade has a large bay window, a bull's-eye window, a smaller picture window, a brick chimney and a built-in garage located to the east. The gable facing the street displays large wood shingles. A screened-in porch is located off to the west side of the building.

61. **11 W. 53<sup>rd</sup> Terrace**, The Harry E Fisher Residence, 1936.

Architect, Wm. J. Koch; builder, Harry Fisher. Colonial Revival. Frame construction, 2 stories, rectangular floor plan, gable/composition roof. Facing north on w. 53<sup>rd</sup> Terrace, the residence measures approximately 33' x 24' 6". A centrally located entrance has a frame surround and is flanked by 8-over-8 sash rectangular windows with shutters, extends to display four pendants. An enclosed screened-in porch is located to the east; an attached garage to the west. The building is not eligible for the NR as it has been sided in recent years with asbestos shingles and permastone.

62. **17 W. 53<sup>rd</sup> Terrace**, The Cyrus M. Walker Residence, 1911.

Architect, Parker and Son; builder, Hawkins-Gikeson. Colonial Revival. Frame construction 3 stories, rectangular floor plan, gable/ composition roof. Facing north on West 53<sup>rd</sup> Terrace, the building measures approximately 31' x 43'. Steps lead to a centrally located enclosed porch. The entrance displays a multi-sash glass door flanked by multi-sash sidelights. A frame balustrade crowns the flat porch roof. Fenestration includes rectangular windows with black shutters and stone sills, and three, third level dormers crowned with shed roofs. A two-level enclosed sun porch is located to



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 21

=====

the east and is crowned with a frame balustrade. A brick chimney projects from the gable roof.

63.    **21 W. 53<sup>rd</sup> Terrace**, The Emmitt L. Snider Residence, 1914-15.  
Builder, Wm. Becker. Craftsman style. Masonry construction, 2 1/2 stories, rectangular floor plan, hip/composition roof. Facing north on West 53<sup>rd</sup> Terrace, the building measures approximately 40' x 30'. A small open front porch is crowned with a flat roof supported by brick columns. The centrally located main entrance is flanked by sidelights. Fenestration on the front facade includes three-part rectangular windows with frame surrounds to the west of the main entrance, two part rectangular windows with frame surrounds to the east of the main entrance and a bay window over the main entrance. A shed roof dormer displaying a three-part multi-sash window projects from the roof. The residence also has a brick chimney.
64.    **39 W. 53<sup>rd</sup> Terrace**, The Ernest Straub Residence, 1926.  
Builder, Ernest Straub Contracting Company. Tudor style. Frame construction, 1 1/2 stories, irregular floor plan, cross gable/shingle roof. Situated on a small hill, the building faces north on W. 53<sup>rd</sup> Terrace. The residence was designed to resemble a Tudor Revival cottage with its decorative half-timbering in the large projecting dormers, brick and stone veneer a large front gable that slopes down to cover the arched entrance. Fenestration includes a three-part, multi-sash window to the west of the entrance and paired, multi-sash rectangular windows to the east of the entrance. The building also has two brick chimneys and a recessed open front porch.
65.    **45 W. 53<sup>rd</sup> Terrace**, The Cornelius M. Ismert Residence, 1950; 1965.\*  
Builder, Ernest Straub Contracting Company. Ranch design. Frame construction, 1 story, cross gable/asphalt roof. Facing north on W. 53<sup>rd</sup> Terrace, the building measures approximately 42' x 24'. In 1965, a second story was added to the front (disqualifying it from NR listing) as well as a 15' x 23', addition to the rear. This ranch-style house has an attached garage and a recessed open front porch.
66.    **148 W. 54<sup>th</sup> Street**, The William E. Pfeiffer Residence, 1951; 1956.\*  
Builder, Robert E. Wordt. Modern style. Frame construction, 2 stories, gable/shingles roof. Facing south on W. 54<sup>th</sup> Street, the building measures approximately 62' x 28' with two flanking side additions measuring approximately 13' 5" x 28' 8" and 16' x 27' 9". Designed to look like a New

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 22

=====

England Cape Cod, the residence has a centrally located front entrance, two large multi-sash windows (east of the front entrance), paired rectangular windows (west of the front entrance) and three dormers with multi-sash windows on the upper level.

67. **104 W. 54<sup>th</sup> Street, The H. R. Lebrecht Residence, 1921.**  
Prairie style. Masonry construction, 2 stories, hip/composition roof. Facing south on W. 54<sup>th</sup> Street, the building measures approximately 26' x 38'. Steps leading to the main entrance are flanked by sidelights and crowned by a flat roof supported by brick columns. Three-part windows flank the entrance. Upper level fenestration includes long, three-part rectangular windows above the main entrance, paired rectangular windows and four-part, multi-sash rectangular windows on the two-level enclosed west sun porches. Brick pilaster flanks the end bays of the residence.
68. **22 W. 54<sup>th</sup> Street, The William Turner Residence, 1911.**  
Prairie Style. Frame construction, 3 stories, gable/composition roof. The front faces south on W. 54<sup>th</sup> Street. Steps lead to an open front porch that is crowned by a pediment gable roof. Large stone columns support that porch roof. Rectangular windows with frame surrounds flank centrally located double doors. Fenestration also includes rectangular windows with frame surrounds on the second level and three dormers on the third level. A two-story enclosed sun porch is located on the east side of the residence.
69. **12 W. 54<sup>th</sup> Street, The Harry W. Curry Residence, 1922.**  
Prairie style. Frame construction, 2 stories, and hip/composition roof. The main facade faces south. A flat roofed portico supported by stone piers covers the main entrance. The multi-light entrance door is flanked by multi-light sidelights. Fenestration consists of 8-over-1, double-hung, sash windows in pairs. A recessed, two-story wing, with hipped roof is located on the east facade. Screens have enclosed the original first story open porch.
70. **2 W. 54<sup>th</sup> Street, The Harman Nana Residence, 1923.**  
Builder, R. E. Shore. Colonial Revival elements. Frame construction, 2 stories, rectangular floor irregular/composition roof. Situated on the northwest corner of West 54<sup>th</sup> and Main Streets, the building measures approximately 24' x 36'. Steps lead to the front entrance that is flanked by

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 23

sidelights and is crowned with broken gable roof. Paired rectangular windows with shutters flank the entrance. Fenestration on the upper level includes multi-sash rectangular windows with shutters. An enclosed sun porch is located on the east side. A brick chimney projects from the roof that has flared eaves.

71. **5400 Main, The Frank McGuyre Residence, 1948.**

Builder, E. O. Benson. Minimal Traditional style. Frame construction, 1 1/2 stories, gable/asphalt roof. The main facade faces east. A wood awning covers the main entrance door. Fenestration consists of paired multi-light double-hung sash windows and tripartite picture window. Two gable dormers with double-hung windows are symmetrically placed on the roof. A two-car garage, with two-paneled garage door is on the south facade.

72. **5410 Main, The S. Fry Residence, 1910.**

Architect, Kurfiss and Goddard; builder, J. C. Nichols. Prairie elements. Frame construction, 2 1/2 stories, hip/asphalt roof. The main facade faces east. The multi-light entrance door is flanked by multi-light sidelights and covered by a one-story full width porch covered by a shed roof supported by stucco posts. Fenestration consists of multi-light upper sash and single-light bottom sash double-hung windows. A segmental dormer with ribbon of windows is centrally placed on the hipped roof. An exterior eave chimney projects from the roof on the south facade.

73. **5412 Main, The Daniel G. Stewart Residence, 1921.**

Builder, E. W. Wheelock. Prairie style. Frame construction, 2 stories, hip/wood shingle roof. The main facade faces east. A full-width, one-story porch covers the multi-light entrance door with a semi-hip roof supported by columns. Fenestration consists of 6-over-1, double-hung, sash windows.

74. **5416 Main, The Cliff Langsdale Residence, 1920.**

Architect, E. P. Madorie; builder, J. C. Nichols. Craftsman elements. Frame construction, 2 1/2 stories, side-gable/asphalt roof. The main facade faces east. The entrance door is flanked by sidelights and covered by a 1 story full-width porch with shed roof supported by double-paired posts. Fenestration consists of 8-over-1, double-hung, sash windows. Exposed roof rafter tails adorn the eaves. A shed roof dormer with tripartite window is centrally placed on the roof. An exterior.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 24

---

chimney projects from the roof on the south façade.

75. **5420 Main**, The Chester B. Magill Residence, 1919.\*  
Builder, Home Investor Company. Prairie style. Frame construction, 2 stories, hip/asphalt roof. The main facade faces east. The entrance door is flanked by sidelights and covered by a hipped roof portico. Fenestration consists of 8-over-1, double-hung sash windows. The first story windows are covered with louvered shutters. The house is covered by low-pitched roof with widely over-hanging eaves. Detail emphasizing horizontal separation at the 2<sup>nd</sup> story floor line consists of a wooden stringcourse. Overall exterior remodeling disqualifies the residence from NR listing.
76. **5424 Main**, The Robert T. Herrick Residence, 1910.  
Builder, J. C. Nichols. Craftsman elements. Frame construction, 1 1/2 stories, side gable/asphalt roof. The main facade faces east. The main entrance door is flanked by sidelights and covered by a full-width porch contained under the main roof and supported by stone piers. Fenestration consists of multi-light tripartite windows. A shed dormer with ribbon of windows is centrally placed on the roof. An interior slope chimney projects from the roof at the north and south facades.
77. **5428 Main**, 1910.  
Builder, J. C. Nichols. Prairie elements. Frame construction, 2 1/2 stories, side gable/asphalt roof. The main facade faces east. A full-width porch covered by a gable roof supported by stone piers covers the main entrance. Fenestration consists of multi-light double-hung sash windows. A tripartite window is placed on each floor. The second tripartite is placed in a projecting angled bay covered by a gable roof.
78. **5430 Main**, The Frederick W. Casner Residence, 1915.  
Craftsman/Bungalow elements. Frame construction, 1 1/2 stories, gable/asphalt roof. The main facade faces east. A full-width porch covers the main entrance door with extended roof supported by stone piers. Fenestration consists of multi-light casement and double-hung sash windows. A partial shed dormer is centrally placed on the roof.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 25

- =====
79. **5434 Baltimore, The George H. Fleishman Residence, 1921.**  
Colonial Revival. Frame construction, 3 stories, gable roof. The main facade faces south. A flat roof portico covers the main entrance, a multi-light door flanked by multi-light sidelights. Round columns support the roof. Fenestration consists of 5-over-1 vertical light double-hung windows placed in twos and threes. Wooden shutters flank the windows. Shed roof dormers with sash windows are located in the roof. An open porch with gable roof is located on the west facade while an open balustrade deck is located on the east facade.
80. **5431 Baltimore, 1910.**  
Prairie elements. Frame construction, 2 1/2 stories, side gable/composition roof. The main facade faces west. The main entrance door is located on the south facade the L-shaped wrap-around porch covered by a gable roof supported by stone piers. The first story is covered in stone veneer. Fenestration consists of double-hung windows flanked by plank shutters. Brackets and rafter tails adorn the eaves.
81. **5427 Baltimore, The Van F. Boor Residence, 1916.**  
Builder, E. W. Hayes. Prairie/American Foursquare style. Frame construction, 2 stories, hip roof. The main facade faces west. An open full-width porch with a semi-hip roof covers the entrance. Square wooden columns support the porch roof. Fenestration consists of 8-over-1, double-hung, sash windows flanked by louvered shutters. The structure is capped with a hip roof. An interior brick chimney projects from the roof as does a hip roof dormer, both located on the north facade.
82. **5425 Baltimore, The James Farren Residence, 1916.**  
Builder, E. W. Hayes. Prairie elements. Frame construction, 2 stories, rectangular floor plan, hip roof. The main facade faces west. A screened-in, full-width porch with shed roof covers the main entrance. Fenestration consists of 8-over-1, double-hung, sash windows. An interior chimney projects from the roof.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 26

- =====
83.    **5421 Baltimore, 1912.**  
Architect, C. Remely. Prairie elements. Frame/masonry construction, 3 stories, L-shaped floor plan, gable roof. The main facade faces west. The main entrance is centrally placed. A wooden course visually separates the stone first story from the shingle second story. Fenestration consists of 8-over-1 and 6-over-1, double-hung, sash windows. Wooden louvered shutters flank the second story windows. Three pediment dormers with sash windows are evenly placed on the roof. A stone chimney projects from the roof ridge.
84.    **5415 Baltimore, S. C. See Residence, 1916.\***  
Architect, J. M. Smith. Prairie elements. Frame construction, 2 stories, rectangular floor plan, hip roof. The main facade faces west. An open full-width porch with hip roof covers the main entrance, a multi-light door flanked by multi-pane sidelites. Fenestration consists of 6-over-1 and 4-over-1, double-hung, sash windows flanking the main entrance on the first story. The prominent porch enclosure, covering much of the main façade, disqualifies the home from NR listing.
85.    **5411 Baltimore, The Charles Berger Residence, 1916.**  
Builder, Zurn Building Company. Craftsman elements. Frame construction, 2 stories, a T-floor plan, varied roof. The main facade faces west while the main entrance faces south. An exterior brick chimney is centrally placed on the main facade. An open gable roof wrap around porch is located at the south end of the main facade and covers the main entrance. Brick piers support segmental arch openings along the porch. Fenestration consists of 6-over-1, double-hung, sash windows with wooden surrounds.
86.    **21 W. 54<sup>th</sup> Street, The Loren Pope Residence, 1917.**  
Prairie elements. Frame construction, 2 stories, hip/composition roof. Distinguished by its low-pitched roof with overhanging eaves, the building is situated on the southeast corner of Baltimore and W. 54<sup>th</sup> Street. A flat roof supported by frame columns crowns the front entrance. Fenestration consists of paired rectangular windows with frame surrounds flanking the entrance and a bay window and rectangular window on the second story. An enclosed sun porch also displays rectangular windows with stone surrounds. Decorative half-timbering adorns the front facade. Two brick chimneys project. Residence has a basement garage.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 27

- =====
87.    **101 W. 54<sup>th</sup> Street**, The A. R. Silverberg Residence, 1922.  
Architect, Clarence Shepard; builder, A. H. Heldon. Italian Renaissance. Stucco exterior, 2 stories, hip/barrel tile roof. Situated on the southwest corner of W. 54<sup>th</sup> Street and Baltimore, the main entrance faces north on 54<sup>th</sup> Street. The residence measures approximately 23' x 40' with one story wings located to the east and the west that were added in 1962. The projecting centrally located entrance is crowned by a shed roof and surrounded by decorative brick quoins. Lower level fenestration includes an arched entrance with glass block inserts and glass block surrounds located to the east of the main entrance and a three-part window to the west. Upper level fenestration includes rectangular windows and a balcony door. Two chimneys project from the barrel tile hip roof.
88.    **5408 Baltimore**, The Samuel F. Scott Residence, 1911.  
Builder, D. B. Roby, carpenter. Prairie elements. Frame construction, 2 1/2 stories, mod. L-shaped floor plan, gable roof. The main facade faces east. An open full-width porch with shed roof supported by stone piers covers the main entrance. The main entrance is centrally placed and flanked by sidelights. Fenestration consists of five vertical lites-over-1, double-hung, sash windows. The windows are placed in pairs on the second story. Tripartite windows are located in the shed roof dormer. An interior stone chimney is placed on the roof ridge.
89.    **5414 Baltimore**, The Arthur Bradley Residence, 1921.\*  
Builder, R. S. Haislip. Frame construction, 2 stories, L-shaped floor plan, gable roof. The main facade faces east. Two dominant one story front gables accent the main facade. A screened-in partial porch with gable roof covers the main entrance, disqualifying it from NR listing. Fenestration consists of 1-over-1, double-hung, sash. Louvered shutters flank the second story windows.
90.    **5420 Baltimore**, The W. A. Mitchell Residence, 1910.  
Architect, Clarence E. Shepard. Frame construction, 2 stories, rectangular floor plan, gable roof. The main facade faces east. The main entrance door is centrally placed and covered by an entry porch with hip roof supported by wood posts. A partial pent roof divides the first and second stories. Fenestration consists of 6-over-1, double-hung, sash windows. Two-second story windows are placed in shallow projecting bays.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 28

- =====
91. **5422 Baltimore**, The Walter Vogel Residence, 1927.  
Tudor elements. Masonry construction 1 1/2 stories, L-shaped floor plan, jerkinhead roof. The main facade faces east. The main entrance is placed in a simple rounded arch doorway. A corbelled brick rounded arch opening provides access to the entry porch. A dominant one and a half story front gable with a jerkinhead roof accents the main facade. The main facade is L shaped with the recessed portion housing multi-paned French doors and sidelights. Fenestration consists of tripartite double-hung sash windows with brick surrounds. An interior brick chimney is centrally placed and projects from the roof.
92. **5424 Baltimore**, The Pearl Bradley Residence, 1912.  
Builder, E. M. Baker. American Foursquare/Prairie elements. Frame construction, 2 1/2 stories, square floor plan, hip (bellcast) roof. The main facade faces east. An open full-width porch with hip roof covers the main entrance. Fenestration consists of Prairie style upper sashes and single light lower sashes. A hip dormer with paired windows accent the roof of the main facade. Interior brick chimneys project from the roof.
93. **5428 Baltimore**, The Lucius L. Titus Residence, 1912.  
Architect, A. B. Anderson; builder C. C. Peterson and Sons. Craftsman elements. Frame construction, 3 stories, modified T floor plan, gable roof. The main facade faces east. A partial open porch with a shed roof covers the main entrance. The main entrance, a wooden louvered door is flanked by sidelights. Fenestration consists of 12-over-1 and 6-over-1, double-hung, sash windows. A projecting bay with shed roof housing three windows is the north of the main entrance. Small-paired windows are placed on the second story directly over the main entrance. Three gable dormers with windows are symmetrically placed along the roof. Exposed roof rafters accent the rooflines.
94. **5432 Baltimore**, The Chas. F. Downey Residence, 1914.\*  
Builder, J. R. Walker. Prairie elements. Frame construction, 2 stories, gable roof. The main facade faces east. The main entrance door is centrally placed and covered by a flat roofed entry porch supported by columns. Fenestration consists of double-hung sash windows and modern picture windows. Two gabled dormers are symmetrically placed on the roof. A recessed 2-story wing is located on the south facade. Main facade modifications disqualify home from NR listing.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 29

- =====
95.    **5435 Wyandotte, The Henry F. McElroy Residence, 1910; 1924 addition.**  
Architect, Smith, Rea and Lovitt. Prairie elements. Frame construction, 2 1/2 stories, rectangular floor plan, gable/composition roof. The main facade faces west. The main entrance door with upper multi-paned transom lights is flanked by sidelights of similar design. Fenestration consists of 8-over-1 light double-hung sash windows, flanked by louvered shutters. A recessed, 2 story flat roof wing is located on the south facade with 3-over-1, double-hung, windows in threes. A central dormer with shed roof and ribbon of double-hung windows are placed on the roof
96.    **5431 Wyandotte, The E. L. Snider Residence, 1913.**  
Builder, Wm Becker. Colonial Revival. Brick construction, 2 1/2 stories, gable/tile roof. The main facade faces west. The main entrance door is flanked by sidelights and covered by a flat roof portico, with perimeter balustrade and supported by brick piers. Fenestration consists of 4-over-1, double-hung, sash windows with stone lintels and sills. A hipped roof dormer, with ribbon of windows, is centrally placed on the roof.
97.    **5421 Wyandotte, The Roger Rankin Residence, 1922.\***  
Modern style. Frame construction, 1 1/2 stories, gable/asphalt roof. The main facade faces west. Three front facing gables dominate the facade. A partial width porch covers the main entrance with low-pitched gable roof supported by brick piers. Fenestration consists of multi-light and single paned windows. The partial second story is recessed from the main facade.
98.    **5409 Wyandotte, The James F. Meade Residence, 1910.**  
Builder, J. R. VanSant. Prairie elements. Frame construction, 3 stories, hip roof. The main facade faces west. A wrap-around porch with low-pitched hip roof covers the main entrance cross-gable, supported by stone piers. Fenestration consists of 10-over-1, double-hung, sash windows. A three-sided window bay is asymmetrically placed on the second story. A gabled dormer, with returns and Palladian window, is centrally placed on the roof.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 30

99. **5408 Wyandotte, The Chas. H Williams Residence, 1915.**

Architect and contractor, Alice Jackson. Prairie elements. Frame construction, 3 stories, irregular floor plan, hip/composition roof. The main facade faces east. The main entrance is recessed within a stone segmental arch opening. The entrance door is flanked by sidelights. Fenestration consists of double-hung sash and casement windows. Louvered shutters flank the second story windows. A shed dormer with a ribbon of single-light windows is centrally placed on the roof. A recessed two-story wing with a modified hip roof is located on the south facade. The first story facade is composed of stone piers. Canvas awnings adorn the fenestration on the ground floor level.

100. **5420 Wyandotte, The Thomas P. Shea Residence, 1921.**

Colonial Revival. Frame construction, 2 stories, rectangular floor plan, gambrel/asphalt roof. The main facade faces east. The main entrance is centrally placed and covered by a gable roof with curved underside, supported by brackets. An elliptical fanlight detail is placed over the door. A continuous shed dormer extends across the front of the second story. Fenestration consists of multi-light tripartite double-hung sash windows, flanked by paneled shutters, at the first floor level. The second story consists of 6-over-6, double-hung, windows flanked by paneled shutters. Full-width colonnaded porches, with flat roof and perimeter balustrade, are located on the north and south facades. The north porch has been enclosed with windows.

101. **5426 Wyandotte, The John N. Daniels Residence, 1947.**

Ranch Style. Frame construction, 1 1/2 stories, rectangular floor plan, gable/composition roof. The main facade faces east. The main entrance panel door is flanked by sidelights and covered by a mansard roof. Fenestration consists of 6-over-9, double-hung, sash windows in twos and threes. A gable dormer with multi-light double-hung windows flanks either side of the center gable on the roof. An exterior slope chimney is located on the north facade.

102. **5432 Wyandotte, 1915.**

Architect, Greenbaum and Hardy; builder, J. D. Hinde. Colonial Revival. Masonry construction, 2 stories, rectangular floor plan, gable roof. The main facade faces east. The paneled entrance door is flanked by multi-lights and covered by a flat roof portico supported by posts. The portico is partially enclosed by an intricate lattice design. Fenestration consists of 8-over-8, double-hung, sash

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 31

=====

windows flanked by paneled shutters at the first story. 4-over-8 double-hung, sash windows, flanked by louvered shutters are located on the second story. A tripartite window is centrally placed over the entrance and flanked by louvered shutters. A one-story flat roof wing, similar in design to the entry portico is located on the south facade.

103. **5500 Wyandotte**, The F. B. Fromhold Residence, 1920.\*  
Prairie elements. Frame construction, 2 stories, irregular floor plan, hip/shingle roof. The main facade faces east. The low-pitched roof with widely overhanging eaves is a dominant feature. The main entrance is asymmetrically located and covered by a one-story porch with low-pitched shed roof supported by massive piers. Fenestration consists of double-hung sash windows with decorative upper sash in twos and threes. Jalousie enclosure disqualifies home from NR listing.
104. **5506 Wyandotte**, The Clarence B. Roueche Residence, 1923.  
Builder, Home Inv. Co. Colonial Revival elements. Frame construction, 2 stories, L-shape floor plan, gable/composition roof. The main facade faces east. The paneled main entrance door is placed within a segmented pediment flanked by pilasters. Fenestration consists of 6-over-6, double-hung, sash windows flanked by paneled shutters at the first story and louvered shutters at the second story. A recessed wing covered by a side gable roof is located on the south facade. The first-story level consists of an open-end porch.
105. **5510 Wyandotte**, The William B. Chapman Residence, 1916, 1968.  
Builder, J. C. Nichols. Tudor style. Frame construction, 2 stories, L-shape floor plan, irregular/composition roof. The main facade faces east. The main facade is asymmetrically balanced in form. A front facing gable dominates the facade. A pent roof supported by brackets covers the entrance door. Fenestration consists of 6-over-6, double-hung, windows with wood surrounds. A rounded arch multi-light door with sidelights is located at the south end of the facade. An interior ridge chimney projects from the front facing gable. Leaded transom windows flank the chimney at first floor level.
106. **5516 Wyandotte**, The J. Frank Martin Residence, 1916.  
Builder, J. C. Nichols. Tudor style. Frame construction, 2 stories, irregular/shingle roof. The main

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 32

=====

facade faces east. The main entrance door is asymmetrically placed and covered by a pent roof. A front-facing gable dominates the main facade. Fenestration consists of 6-over-1, double-hung, sash windows typically flanked by louvered shutters. Two wall-dormers with double-hung windows are symmetrically placed over the entrance door on the second floor. A patterned brick interior sloping chimney projects from the roof at the south facade.

107. **5520 Westover Road, 1923.**

Dutch Colonial Revival elements. Frame construction, 2 stories, gambrel/asphalt roof. The main facade faces east. The paneled entrance door is flanked by multi-light sidelights. The entrance is covered by a gable roof, with a curved underside, visually supported by brackets. A decorative wooden fanlight is centrally placed over the entrance door. Fenestration consists of multi-light upper sash double-hung windows in twos and threes. A full-width shed dormer spans the second story. A multi-windowed, flat roofed wing is located on the south facade.

108. **5532 Westover Road, The Homer McElhany Residence, 1920.**

Prairie elements. Frame construction, 2 stories, hip/asphalt roof. The main facade faces east. The symmetrically balanced front facade consists of 2 entrances. Each entrance is flanked by sidelights and covered by a hip roof supported by brackets. Fenestration consists of patterned casement windows in twos and threes on the second story and a ribbon of 4 pairs on the first story. An interior ridge chimney projects from the center of the roof.

109. **206 Westover, The Edgar P. Madorie Residence, 1926-27.**

Architect, Madorie and Bihr. Colonial Revival. Frame construction, 2 1/2 stories, L-shape floor plan, gable roof. The main facade faces southeast. The main entrance paneled door with transom lights is paneled within a broken segmental pediment door surround, with five flanking sidelights, supported by pilasters. Fenestration consists of 6-over-6, double-hung, sash windows with stone sills on the first and second stories. The first story windows are capped with a brick soldier course lintel with keystone. A multi-light double-hung sash tripartite window is centered over the main entrance door. A centered gable with elliptical window crowns the roof.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 33

110. **208 Westover, The Marshall W. Hughes Residence, 1922.**

Dutch Colonial Revival. Frame construction, 2 stories, rectangular floor plan, gambrel roof. The main facade faces southeast. A gable portico with a curved underside covers the entrance, a multi-light and wood panel door. Brackets support the gable. Fenestration consists of 6-over-6, double-hung, sash windows, placed in pairs in the full width shed dormer and in threes on the first story. Shutters flank the windows. A one-story screened-in porch is located at the east end of the main facade while a garage door is located at the west end.

111. **210 Westover, E. L. Olrich Residence, 1922.**

Colonial elements. Frame construction, 2 stories, rectangular floor plan, hip roof. The main facade faces southeast. A hip roof portico covers the main entrance, a wood panel door. Wooden pilasters with large brackets support the porch roof. Fenestration consists of 4-over-1 and 6-over-1, double-hung, sash windows. The windows are placed in pairs on the second floor and in threes on the first floor. A single window is placed directly on the second story over the main entrance. A one story recessed wing is located at the east end of the main facade. Wooden two story pilasters are located on each of the corners of the structure. A low pitch hip roof with wide eaves cap the structure.

112. **220 Westover, Martin P. Brown Residence, 1934.**

Architect, J. S. Waite. Tudor elements. Frame construction, 2 stories, varied floor plan, varied roof. The main facade faces southeast. The main entrance door is placed asymmetrically in the projecting gabled entry. The door is accentuated by a brick and stone arched surround. Fenestration consists of paired 6-over-6, double-hung, sash windows. A hip dormer is placed asymmetrically on the roof. A two-car garage wing is located on the east facade. A one-story end porch is located on the west facade.

113. **300 Westover, Walter R. Smith, 1925.**

Builder, Hansen Building Company. Colonial Revival. Frame construction, 2 stories, T-shape floor plan, gable roof. The main facade faces south. The main entrance, a wood panel door is covered by a single light storm door. A segmental arch door hood supported by paired pilasters frames the entrance. Fenestration consists of 6-over-1, double-hung, sash windows placed in pairs on the first story and single on the second. Recessed one-story wings with gable roofs flank the main portion of

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 34

=====

the structure. The wing to the east houses a garage door while the wing to the west, houses a sash window.

114. **308 Westover**, The John R. Williams Residence, 1924.  
Builder, Hansen Building Company. Colonial Revival. Frame construction, 2 stories, L-shape floor plan, gable roof. The main facade faces south. The main facade is covered by a gable portico with a curved underside. Paired square columns support the portico. A wrought iron security door covers the main entrance. Fenestration consists of 8-over-1 light double-hung sash windows. The windows are placed in pairs on the first story and singly on the second story. The windows on the second story are flanked by shutters. A stepped one-story wing is located at the east end of the main facade with tripartite 1-over-1 light, double-hung sash windows and a garage door.
115. **5627 Wornall**, The Charles C. Scott Residence, 1924.  
Builder, Nulf-Hansen Building Company. Colonial Revival. Frame construction, 2 stories, gable/composition roof. The main facade faces west. The entrance door is centrally placed within a symmetrical facade and covered by a gabled roof portico with curved underside, supported by paired square posts. Fenestration consists of multi-lighted upper sash double-hung windows flanked by louvered shutters. A full width one-story open porch spans the south facade and is covered by a gable roof supported by paired square posts. A one-story addition is located on the north facade.
116. **5621 Wornall**, The Leslie Williams Residence, 1924.\*  
Builder, Nulf-Hansen Building Company. Colonial Revival. Frame construction, 2 stories, gable/composition roof. The main facade faces west. The entrance door is centrally placed and recessed beneath a shed roof, which covers a one-story full width addition, disqualifying it from NR listing. Fenestration consists of double-hung and tripartite picture windows with canvas awnings.
117. **5615 Wornall**, The A. M. Plumb Residence, 1924.  
Builder, Nulf-Hansen Building Company. Colonial Revival. Frame construction, 2 stories, gable/composition roof. The main facade faces west. The entrance door is centrally placed and covered by a balcony with iron railing and awning supported by two wrought iron trellis.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 35

---

Fenestration consists of multi-lighted double-hung windows flanked by louvered shutters. A one-story wing with a shed roof is located on the south facade.

118. **5609 Wornall**, The Norman E. Hobart Residence, 1924.  
Builder, Nulf-Hansen Building Company. Tudor elements. Frame construction, 2 stories, L-shaped floor plan, gable/asphalt roof. The main facade faces west. The main facade is dominated by a single front-facing gable with half-timbering in the second story overhang. A gabled dormer is located in the roof.
119. **5605 Wornall**, The Mary Sheehy Residence, 1922.  
Colonial Revival. Frame construction, 2 1/2 stories, gable/composition roof. The main facade faces west. The main entrance is flanked by sidelights and covered by a curved roof supported by paired columns. The underside of the roof is curved to enhance the wooden fanlight above the entrance. Fenestration consists of 6-over-1 lighted double-hung sash windows in pairs, flanked by louvered shutter. Dentils enhance the roof cornice. Two pedimented dormers are located on the roof. A two-story wing, covered by a side-gabled roof, is located on the south facade.
120. **5601 Wornall**, The Noland C. Dunham Residence, 1935.  
Tudor elements. Frame construction, 2 stories, gable/composition roof. The main facade faces west. The facade is dominated by multiple front facing gables. The main entrance is located within a front facing gable and set within stone surrounds. Fenestration consists of 6-over-6 lighted double-hung sash windows and casement windows. Two hip dormers, with paired windows, are located on the roof. A single car garage, covered by a gable roof, is located on the north facade.
121. **5529 Wornall**, The Joseph L. Jacobsen Residence, 1927.  
Tudor elements. Frame construction, 2 1/2 stories, gable/composition roof. The main facade faces west. The facade is dominated by a single front gable. Decorative half-timbering is present on the second story and single front gable. The main entrance door is placed within multiple brick arches and covered by a gable roof. Fenestration consists of 6-over-6 lighted double-hung sash windows. Several tripartite window groupings exist. An enclosed end porch, covered by a hip roof, is located at the north and south facades. A gabled dormer with arched window is located on the roof.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 36

- =====
122. **5525 Wornall**, The Lawrence Strauss Residence, 1925.  
Builder, L. Strauss Investment Company. Tudor Elements. Frame construction, 2 stories, hip/jerkin/asphalt roof. The main facade faces west. A single front gable dominates the facade. The main entrance is asymmetrically placed and located within the single front gable. Fenestration consists of double-hung and casement windows. A half-timbered cladding accents the single front gable and second story. An end porch, covered by an extended roof eave, is located at the south facade.
123. **5521 Wornall**, The Sidney Loeffler Residence, 1925.  
Builder, L. Strauss Investment Company. Tudor Elements. Frame construction, 2 stories, gable/asphalt roof. The main facade faces west. The facade is dominated by multiple front facing gables. The main entrance is covered by a steeply pitched gable roof. The entrance is placed within a brick surround. Fenestration consists of 8-over-1 lighted double-hung sash windows. An end porch, covered by an extended roof eave, is located on the south facade.
124. **5515 Wornall**, The David Lyon Residence, 1925.  
Builder, L. Strauss Investment Company. Tudor Elements. Frame construction, 2 stories, gable/asphalt roof. The main facade faces west. The facade is asymmetrically balanced and dominated by a single front gable. The main entrance is covered by a hip roof. Fenestration consists of 6-over-1 double-hung sash windows and casement windows.
125. **5509 Wornall**, The Laura Vrooman Residence, 1925.  
Builder, L. Strauss Investment Company. Tudor Elements. Frame construction, 2 stories, gable/asphalt roof. The main facade faces west. An arched roof visually supported by brackets covers the main entrance. The facade is dominated by multiple front gables. Fenestration consists of 4-over-1 light double-hung sash windows flanked by wooden shutters. A porch, now enclosed, covered by a gable roof is located on the south facade.
126. **5505 Wornall**, the C. M. Dwyer Residence, 1925.  
Builder, L. Strauss Investment Company. Tudor Elements. Frame construction, 2 stories, moderated hip/asphalt roof. The main facade faces west. A single front gable dominates the main



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 37

=====

facade. The main entrance is covered by a hip roof visually supported by brackets. Fenestration consists of 6-over-1 lighted double-hung sash windows.

127. **5501 Wornall**, The Gottlieb Minkin Residence, 1932.

Tudor Elements. Frame construction, 2 stories, gable/asphalt roof. The main facade faces west. The main facade is dominated by multiple front gable. The entrance door is placed within the foremost gable and set within a stone surround. Fenestration consists of 6-over-6 lighted double-hung sash windows and paired casement windows. Half timbering is present on the second story.

128. **5433 Wornall**, 1910.

Colonial Revival. Frame construction, 3 stories, hip/asphalt roof. The main facade faces west. The main entrance is flanked by multi-lighted sidelights and covered by a gabled roof, with returns, visually supported by stone piers. Fenestration consists primarily of 12-over-1 lighted double-hung sash windows flanked by louvered shutters. A projecting bay with tripartite window is located on the first story. A flat roofed colonnade porch, with decorative balustrade is located on the first story. A gabled dormer, with returns, is centrally placed at the roof of each facade.

129. **5421 Wornall**, The John F. Falkenberg Residence, 1939.

Tudor Elements. Frame construction, 1 1/2 stories, gable/asphalt roof. The main facade faces west. The main facade is dominated by two front facing gables, the smaller of brick veneer, the larger with a half-timbered effect. Fenestration consists of multi-lighted casement and double-hung windows. The smaller front gable is accented by a 3-sided angled casement window.

130. **5419 Wornall**, 1912.

Builder, H. L. Bliss. Colonial Revival. Frame construction, 3 stories, gable/asphalt roof. The main facade faces west. A modified segmented roof portico supported by columns covers the main entrance. Fenestration consists of multi-lighted French doors on the first story and 8-over-1 light double-hung sash windows on the second story. A projecting bay window, with modern glass solarium addition, is centrally placed over the main entrance. A denticulated cornice and paneled

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 38

=====  
ilasters enrich the facade. Louvered shutters flank fenestration. A two-story wing is located on the south facade. Three pedimented dormers are located on the roof.

131. **5408 Central**, The A. H. Owen Residence, 1917.  
Architect and contractor, Alice Jackson. Craftsman elements. Stone/frame construction, 2 1/2 stories, gable roof. The main facade faces east. The front gabled facade is divided by a second story overhang. The main entrance is asymmetrically located and recessed within the main facade. The single-lite entrance door is flanked by sidelights. A partial width stone veranda fronts the main facade. Fenestration consists of 1-over-1 light double-hung sash windows in threes and twos, flanked by louvered shutters on the second story. A pair of recessed casement windows is centered within the gabled end on the third story and is fronted by a balcony with flat, cutout balustrade. A recessed, ground level single car garage, with paneled door, is located at the north end of the facade. A screened -in porch is located at the south end of the facade. The design of this residence is unusual in that the gable encompasses the entire second story.
132. **5418 Central**, The William R. Lampson Residence, 1910.  
Architect, Shepard and Farrar; builder, Charles Aiken. Colonial Revival. Frame construction, 3 stories, L-shaped floor plan, gable/shingle roof. The main facade faces east. A flat roof portico with balustrade covers the main entrance, a wood door with sidelights and an elliptical fanlight. Large wooden columns support the wide entablature porch roof. Fenestration consists of 8-over-1 light double-hung sash windows flanked by louvered shutters. Three gable dormers with returns, and rounded arch windows are evenly spaced along the roof. An open porch with a flat roof supported by wooden columns is located on the south facade.
133. **5426 Central**, The Leon E. Bloch Residence, 1922.  
Prairie elements. Frame construction, 2 stories, rectangular floor plan, hip roof. The main facade faces east. The main entrance, a wooden panel door, is placed in a projecting bay with semi-hip roof. Flanking the entrance are fixed single light sidelights. Fenestration consists of 6-over-6 light double-hung sash windows. They are placed in threes except over the recessed pavilion where they are paired and over the main entrance where they are also paired. A balustraded flat roof double car garage was added in 1940.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 39

- =====
134. **5434 Central**, The Zeno T. Briggs Residence, 1910.  
Architect, C. E. Shepard. Tudor elements. Frame construction, 3 stories, cross gable roof. The main facade faces east. The main entrance is placed in an enclosed flat roof portico. A decorative wrought iron security door covers the entrance. Flanking the entrance are flat roof semi-hexagonal one story bays housing sash windows. The lower half of the first story is stone while the remainder of the house is stucco and half-timbering. Paired three story full front gables dominate the main facade. Fenestration consists of 6-over-1 light double-hung sash windows placed in pairs on the third story in a string of four on the third story, in a string of four on the second story. A one-story brick wing with gable roof is located on the south facade.
135. **5500 Central**, The John T. Corrigan Residence, 1916.  
Architect, Van Brunt; builder J. C. Nichols. Colonial Revival. Frame construction, 3 stories, L-shaped floor plan, gable roof. The main facade faces east. The main entrance, a wood louvered door with a fanlight above is placed in a rounded arch door surround with keystone. A pedimented portico covers the entrance. Fenestration consists of 8-over-8 light double-hung sash windows. Pedimented dormers with rounded arch windows is placed symmetrically along the roof. A one-story open porch with a flat roof is located on the north facade. The south end of the main facade is recessed and houses tripartite casement windows on the first floor and paired 6-over-6 light windows on the second story. An interior brick chimney projects at the roof ridge.
136. **5504 Central**, The Haskell Imes Residence, 1953.\*  
Builder, Manor Building Company. Modern style. Masonry construction, 1 1/2 stories, rectangular floor plan, gable roof. The main facade faces east. The main entrance, a wooden panel door with lights in the upper panel, is placed in a recessed entryway. The entryway is placed within a brick segmental arch opening. 8-over-12 light, double-hung windows with shutters flank the entrance. A segmental brick lintel is placed above the window. Segmental dormers with sash windows are symmetrically placed on the roof. A recessed wing housing the garage is located at the north end of the main facade. NR ineligible due to age.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 40

137. **5508 Central**, The Thomas L. Knight Residence, 1919.

Builder, Kinney construction Company. Tudor elements. Frame construction, 2 stories, L-shaped floor plan, varied roof. The main facade faces east. The main entrance, a louvered wooden door is centrally placed. Sidelights and wooden panels flank the entrance. Two full front gables dominate the front facade as well as an exterior decorative brick chimney. On the lower section of the chimney is a decorative shield motif. The north end of the dominant gable has half-timbering and over hangs the first story. The full gable at the southern end has a steeply pitched roof. A louvered addition has covered a segmental arched opening on the first story of this gable. Fenestration consists of 6-over-1 light double-hung sash windows. Brick veneer with brick coursing begins at the basement level and runs one fourth of the way up the first story.

138. **5512 Central**, The Arthur J. Young Residence, 1919.

Builder, S. C. Kinney. Colonial Revival. Frame construction, 2 stories, rectangular shaped floor plan, gable roof. The main facade faces east. A wrought iron security door covers the main entrance, a wooden door. Multi-pane sidelights flank the entrance. The main entrance has been altered and a contemporary mansard door hood has been placed over the entrance. Fenestration consists of 8-over-1 light, double-hung sash windows flanked by wooden shutters. Two small, 6-over-1 light double-hung sash windows are located above the entrance on the second story.

139. **5520 Central**, The William S. Dodd Residence, 1922.

Builder Joe Gier. Prairie elements. Frame construction, 2 stories, rectangular floor plan, hip roof. The main facade faces east. The main entrance is covered by a rounded arch portico. Multi-light sidelights flank the entrance. Fenestration consists of 4-over-1, 6-over-1 and 8-over-1 light, double-hung sash windows placed in pairs, singly or in threes. A one-story wing with casement windows is located on the south facade. A door is exposed at the basement level on this wing. A low pitched hip roof with wide eaves caps the house.

140. **5524 Central**, The W. F. Hall Residence, 1922

Builder, R. L. Falkenberg. Colonial Revival. Frame construction, 2 stories, rectangular shaped floor

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7 Page 41

=====

plan, gable roof. The main facade faces east. The main entrance, a wooden door flanked by multi pane sidelights is covered by a semi-circular entryway. The entrance and sidelights are placed in a broken pediment entry surround. A wrought iron balustrade runs along the flat roof. Fenestration consists of 6-over-1 light, double-hung sash windows, placed in pairs and flanked by wooden shutters. Directly above the entrance are tripartite windows. A one-story flat roof wing with balustrade is located on the south facade. A multi light secondary entrance flanked by 6-over-6 light double-hung sash windows are located on this wing.

141. **5532 Central**, The C. D. Beeks Residence, 1922.

Builder, Joe Gier. Craftsman elements. Frame construction, 2 stories, modified L floor plan, varied roof. The main facade faces east. A screened-in gable roof porch covers the main entrance. Decorative brackets visually support porch roof. A two-story projection on the main facade with a garage exposed at basement level dominates the facade. Fenestration consists of 4-over-1 and 6-over-1 light, double-hung sash windows placed singly and in threes. The two-story projection is topped with a gable roof, with brackets and exposed roof rafters.

142. **5536 Central**, The C. O. Kimball Residence, 1922.

Builder Joe Gier. Prairie elements. Frame construction, 2 stories, L-shaped floor plan, hip roof. The main facade faces east. A pedimented portico covers the main entrance. Fenestration consists of 1-over-1 lite, double-hung sash windows flanked by shutters. The windows are placed singly on the first story and in pairs on the second. Brick facing begins at the ground level and runs up a fourth of the story. A garage door is exposed at ground level. A one-story addition with a flat roof is placed on the south facade.

143. **5540 Central**, William Barton Residence, 1922.

Builder Joe Gier. Prairie elements. Frame construction, 2 stories, rectangular floor plan, hip roof. The main facade faces east. The main entrance is a wooden door with a single light storm door, flanked by multi-light sidelights. A rounded arch portico covers the entrance. Fenestration consists of 1-over-1 light, double-hung sash windows placed in pairs on the second story and in threes on the first story. The windows are flanked by wooden shutters except for the two small windows on the

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 42

second story. A flat roof two story wing is located at the north end of the main facade. A garage door is exposed at basement level and a casement window is on the main floor of this wing.

144. **5546 Central**, The Harry W. Collins Residence, 1922.

Architect, R. A. Eaton; builder, Fidelity Building Company. Dutch Colonial elements. Frame construction, 2 stories, rectangular floor plan, gambrel roof. The main facade faces east. A gable door hood supported by brackets covers the main entrance, a wood panel door covered by a screen door. The gable has a curved underside. A wooden fanlight design is located above the door. Fenestration consists of tripartite casement windows on the first floor and 6-over-6 light, double-hung windows in the dormer. A full width shed dormer accents the main facade. A flat roof with balustrade covers a one-story screened in porch on the south facade.

145. **5550 Central**, The Sidney B. Brunk Residence, 1922.

Architect, R. A. Eaton; builder, Fidelity Building Company. Dutch Colonial elements. Frame construction, 2 stories, rectangular floor plan, gambrel roof. The main facade faces east. A gable door hood supported by brackets covers the main entrance, a wood panel door covered by a storm door. The gable has a curved underside and is placed through the cornice. A full width shed roof dormer accents the main facade. Fenestration consists of 6-over-6 light, double-hung windows placed in pairs on the first story and singlely in the dormers. A one-story shed roof with louvered windows is located on the south facade.

146. **5554 Central**, 1922.

Builder, Herbert Morley, Contractor. Dutch Colonial elements. Frame construction, 2 stories, rectangular floor plan, gambrel roof. The main facade faces east. A pedimented door hood supported by brackets covers the main entrance, a wood panel door, covered by a screen door. The door hood has been placed through the cornice. A full width shed dormer accents the main facade. Fenestration consists of tripartite casement windows on the first floor and 6-over-6 light, double-hung windows flanked by shutters in the dormer. A one-story, flat roof with balustrade screened-in porch is located on the south facade.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7                      Page 43

- =====
147. **5543 Central**, The Lee W. Johnson Residence, 1922.  
Dutch Colonial elements. Frame construction, 2 stories, rectangular floor plan, gambrel roof. The main facade faces west. The main entrance, a wood panel door, covered by a continuous roof. Brackets flanking the entrance visually support the roof. Fenestration consists 6-over-6 light, double-hung windows placed in pairs. A continuous shed dormer accents the main facade. Small paired multi-light windows with a flower box beneath are centrally placed in the dormer. A recessed one-story wing with a shed roof is at the south end of the main facade.
148. **5541 Central**, The Fred C. Urfer Residence, 1922.  
Dutch Colonial Revival. Frame construction, 2 stories, rectangular floor plan, gambrel roof. The main facade faces west. The main entrance, a wood panel door, is covered by a continuous gambrel roof. Brackets, flanking the entrance visually support the roof. Fenestration consists of 6-over-6 light, double-hung windows placed in pairs and flanked by wooden shutters. A full width shed dormer accents the main facade. Small windows covered by shutters are located in the door and are centrally placed. A brick interior chimney projects from the roof ridge. A flat roof with balustrade is on the recessed wing located at the south end of the main facade.
149. **5535 Central**, The E. S. Fisher Residence, 1922.  
Builder, Home Investments-N. W. Dibble. Prairie elements. Frame construction, 2 1/2 stories, L-shaped floor plan, hip roof. The main facade faces west. The main entrance is centrally placed and is covered by a flat roof portico. Multi-light sidelights flank the main entrance. Fenestration consists of 6-over-1 light, double-hung sash windows placed in pairs on the first story and above the main entrance on the second story. Wooden shutters flank all of the windows with the exception of the smaller ones above the entrance. A hip dormer with paired windows is centrally placed on the roof. A one-story screened in wing with hip roof is located on the south facade. Wide coursing visually separates the first and second story.
150. **5531 Central**, The Charles Dent Residence, 1920.  
Builder, C. W. Hamrick. Dutch Colonial Revival. Frame construction, 2 stories, rectangular floor plan, gambrel roof. The main facade faces west. A gable portico with curved underside covers the main entrance, a multi-light upper panel and wooden lower panel. Fenestration consists 8-over-8 and

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 44

=====

4- over-4 light, double-hung sash windows flanked by louvered shutters. A full width shed dormer accents the main facade. A brick interior chimney projects from the roof ridge. A one-story, flat roof with screen-in porch is located on the south facade.

151. **5527 Central**, The Charles L Leitch Residence, 1920.

Builder, C. W. Hamrick. Prairie elements. Frame construction, 2 stories, rectangular floor plan, hip roof. The main facade faces west. An open partial width porch covers the main entrance. A shed roof supported by stucco piers and decorative wood latticing covers the porch. Fenestration consists of Prairie upper sashes with a single light lower sash, placed mostly in pairs. The main Facade is L-shaped with the entrance and porch in the recessed portion. A low pitch hip roof with wide eaves caps the house.

152. **5525 Central**, The C. E. Berger Residence, 1921.

Architect, Frank Bayerll. Frame construction, 2 1/2 stories, rectangular floor plan, gable roof. The main facade faces west. The main entrance is covered by a storm door and flanked by sidelights. A flat roof portico covers the entryway. Fenestration consists 6-over-1 and 8- over-1 light, double-hung sash windows. The windows are placed in pairs on the first floor as well as in the pedimented dormer, which is centrally placed on the roof. A two-story recessed wing is located at the southern end of the facade. A garage door is exposed at the basement level in this recessed portion.

153. **5519 Central**, The Hamilton G. Harley Residence, 1920.

Builder, Home Investment Company. Prairie elements. Frame construction, 2 stories, rectangular floor plan, hip roof. The main facade faces west. The main entrance a wooden door is covered by a single light storm door. Rectangular sidelights flank the recessed main entrance. Fenestration consists of 6-over-1 and 8-over-1 light, double-hung sash windows. Raised rectangular panels as well as coursing, visually separating the first and second story act as a decorative motif. Extremely large brackets support extremely wide eaves. A low pitch roof caps the residence.

154. **5515 Central**, The Archibald W. Lewis Residence, 1920.

Builder, Home Investment Company. Tudor Revival elements. Frame construction, 3 stories, rectangular floor plan, varied roof. The main facade faces east. The main entrance is placed in a



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 45

=====

recessed flat roof portico. Three-story, full front gables flank the entrance. Tripartite windows are symmetrically placed on the first and second stories of the gables. The second story in the gables overhangs the first and are visually supported by brackets. Paired sash windows are located in the gable area as well as half-timbering. The gables slightly overhang the second story and are also visually supported by brackets. Larger wooden brackets support the verge board. At the south end of the main facade is a two-story hip roof wing housing paired windows on the first and second story. All windows are placed within wooden surrounds.

155. **5507 Central**, The W. J. Stewart Jr. Residence, 1923.

Colonial Revival. Frame construction, 2 stories, rectangular shaped floor plan, gable roof. The main facade faces west. A gable portico supported by wooden columns covers the main entrance, a wooden door with multi light storm door. The gable has a curved underside. The entrance is flanked by multi-sidelights. The entrance and sidelights are placed in a Palladian motif frame. Fenestration consists of 6-over-1 light, double-hung sash windows, placed in pairs on the first floor and singly on the second story. The wing on the south contains paired windows, while the wing to the north houses a garage door. Two story wood pilasters accent the corner of the structure.

156. **5501 Central**, The John S. Dodsworth Residence, 1920.

Builder, Henry C. Ostrom. Craftsman style. Frame construction, 2 stories, varied floor plan, cross gable roof. The main facade faces west. Two front facing gables of the asymmetrical facade dominate the facade. The main entrance is covered by a wrap-around, screen-in porch covered by a flat roof supported by wood posts. An eyebrow roof accents the porch entry. Fenestration consists of paired and tripartite double-hung sash windows with multi-light upper sash. Wide overhanging eaves with triangular knee braces characterize the roof.

157. **5433 Central**, The Oscar F. Swanson Residence, 1926

Architect, Buckley and Van Brunt; builder, Erwin F. Pennington. Tudor elements. Frame construction, 2 stories, L-shaped floor plan, varied roof. The main facade faces west. The main entrance is placed inside a Tudor arch. A cut stone door hood is placed over the door. A dominant front gable accents the main facade. Fenestration consists of casement windows. The roof houses

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 46

---

both a shed roof dormer with casement windows and a through the cornice shed roof.

---

158. **5427 Central**, The Richard F. Townley Residence, 1920.

Architect, Root and Siemens. Colonial Revival. Frame construction, 2 stories, L-shaped floor plan, gable/shingle roof. The main facade faces west. The main entrance, a wooden, multi paneled. A rounded arch door hood with brackets is placed over the entrance. Fenestration consists of 8-over-8 light, double-hung sash windows, flanked by louvered shutters. A two-story recessed pavilion is located at the south end of the facade. A screened in porch covered by a canvas awning is located on the first floor of the pavilion.

159. **5415 Central**, The Louis J. Goldblatt residence, 1926.

Architect, George Swehla. Tudor elements. Masonry construction, 2 1/2 stories, T-shaped floor plan, Cross Gable/slate roof. The main facade faces west. The main entrance, a double multi light door, is placed inside an Ogee arch. The entire entrance is placed in a small projecting front gable. To the south of the entrance are two sets of multi light French doors with brick door hoods. Fenestration consists of casement windows. Tripartite casement windows are placed on the first floor with brick sills and brick window hoods. A full front three-story gable dominates the main facade. Two through the cornice wall dormers are located in the recessed south end of the facade. Exterior brick chimneys with chimney pots are located on the north and the south facades.

160. **5411 Central**, The Gilmer B. Meriweather Residence, 1920.

Colonial Revival. Frame construction, 2 1/2 stories, modified T-shaped floor plan, gable/shingle roof. The main facade faces west. A pediment portico covers the main entrance, a glass and wooden door. Fenestration consists of 6-over-1 light, double-hung sash windows, flanked by shutters. The windows are placed in pairs on the first floor. Pedimented dormers with windows are placed in the roof. Two story Ionic pilasters accent the corners of the facade. At the south end of the facade is a screened in porch with aluminum awning over the entrance. Directly above the porch on the second story are paired casement windows.

161. **201 Westover**, 1922.

Dutch Colonial Revival. Frame construction, 2 stories, rectangular floor plan, gambrel/composition

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 47

=====

roof. The gabled main entrance, located on the north façade, features a broken pediment surround. Symmetrical façade; fenestration is 6-over-6, double-hung, sash with wooden sills. Continuous shed dormer. The main entrance is flanked by tripartite fenestration. Screened-in porch at the east façade; non-original attached double garage with gambrel roof at the west façade.

162. **5610 Central**, The Myron C. Chandler Residence, 1924.

Builder C. N. Swanson. Dutch Colonial Revival. Frame construction, 2 stories, rectangular floor plan, gambrel/composition roof. A wrap-around porch covers the main entrance, located on the south end of the facade with shed roof supported by columns. The paneled entrance door is placed within a surround of pilasters. Fenestration consists of 8-over-8 light, double-hung sash windows. Three multi-light pair French doors are located on the first story. An exterior slope chimney projects from the roof of the north facade.

163. **5614 Wyandotte**, The Martin Armstrong Residence, 1922.

Builder, G. W. Moore. Colonial Revival elements. Frame construction, 2 stories, square with porch floor plan, gable/composition roof. The main facade faces east. The main entrance door is centrally placed. Fenestration consists of 4-over-1 and 3-over-1 light, double-hung sash windows, flanked by louvered shutters. An interior slope chimney projects from the roof. A screened-in porch is located on the south facade.

164. **5616 Wyandotte**, The J. Henry Johnson Residence, 1924.

Builder, Ranier Tillotson. Tudor elements. Masonry construction, 2 stories, Jerkin-head /asphalt roof. The main facade faces east. The main entrance porch is covered by a front facing gable. The facade is accentuated by a front facing gable with a jerkin-head roof. Fenestration consists of 6-over-6 light, double-hung sash windows typically in pairs of threes. A hipped dormer with a pair of windows is asymmetrically placed on the roof. An interior ridge chimney projects from the roof.

165. **5618 Wyandotte**, 1914; 1919 addition.

Architect, Alice Jackson; builder, Alice Jackson. Craftsmen elements. Frame construction, 2 1/2 stories, irregular floor plan, multi-gabled/composition roof. The main facade faces east. The entrance

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 48

porch is back from the facade and placed at the north end of the central block. Pent roofs located at the 2<sup>nd</sup> and 3<sup>rd</sup> floor levels span the width of the front facing gable and are a dominant feature. The second floor pent roof is visually supported by brackets. Fenestration consists of double-hung sash windows with patterned upper sash. A shed dormer is located on the north slope of the gable. A recessed 1 1/2 story addition with front facing gable, and a full width gable end pent roof, is located on the north facade.

166. **5626 Wyandotte**, Frank O. Cunningham Residence, 1914.

Architect and contractor, Alice Jackson. Prairie elements. Frame construction, 2 1/2 stories, irregular floor plan, hip/composition roof. The main facade faces east. The main entrance is centrally located and covered by a partial width porch with hip roof supported by columns. The entrance door is flanked by sidelights. A two-story flat roofed wing projects from the main facade as a dominant element. Fenestration consists of multi-light double-hung sash windows. A central deck dormer with a row of four windows is placed on the roof. A two-story hip roof wing is located on the south facade.

167. **5630 Wyandotte**, W. P. Hemphill Residence, 1919.

Architect and contractor, Alice Jackson. Prairie elements. Frame construction, 2 stories, hip/composition roof. The main facade faces east. The main entrance is symmetrically located and covered by a one-story low-pitched hipped roof with overhanging eaves supported by brick piers. Fenestration consists of double-hung sash windows in horizontal rows. A low-pitched hip roof with wide overhanging eaves is a dominant feature. An exterior eave, broad, flat chimney projects from the north facade.

168. **42 Concord**, 1988. The Steve McDowell Residence, 1988.\*

Architect, Steve McDowell. Frame construction, 2 stories, irregular floor plan, gable/composition roof. The main facade faces south. The entry is asymmetrically placed and covered by a gabled roof porch supported by brick piers with brackets. Fenestration consists of casement windows typically in pairs. The eaves are enhanced by exposed rafter tails. NR ineligible due to age.

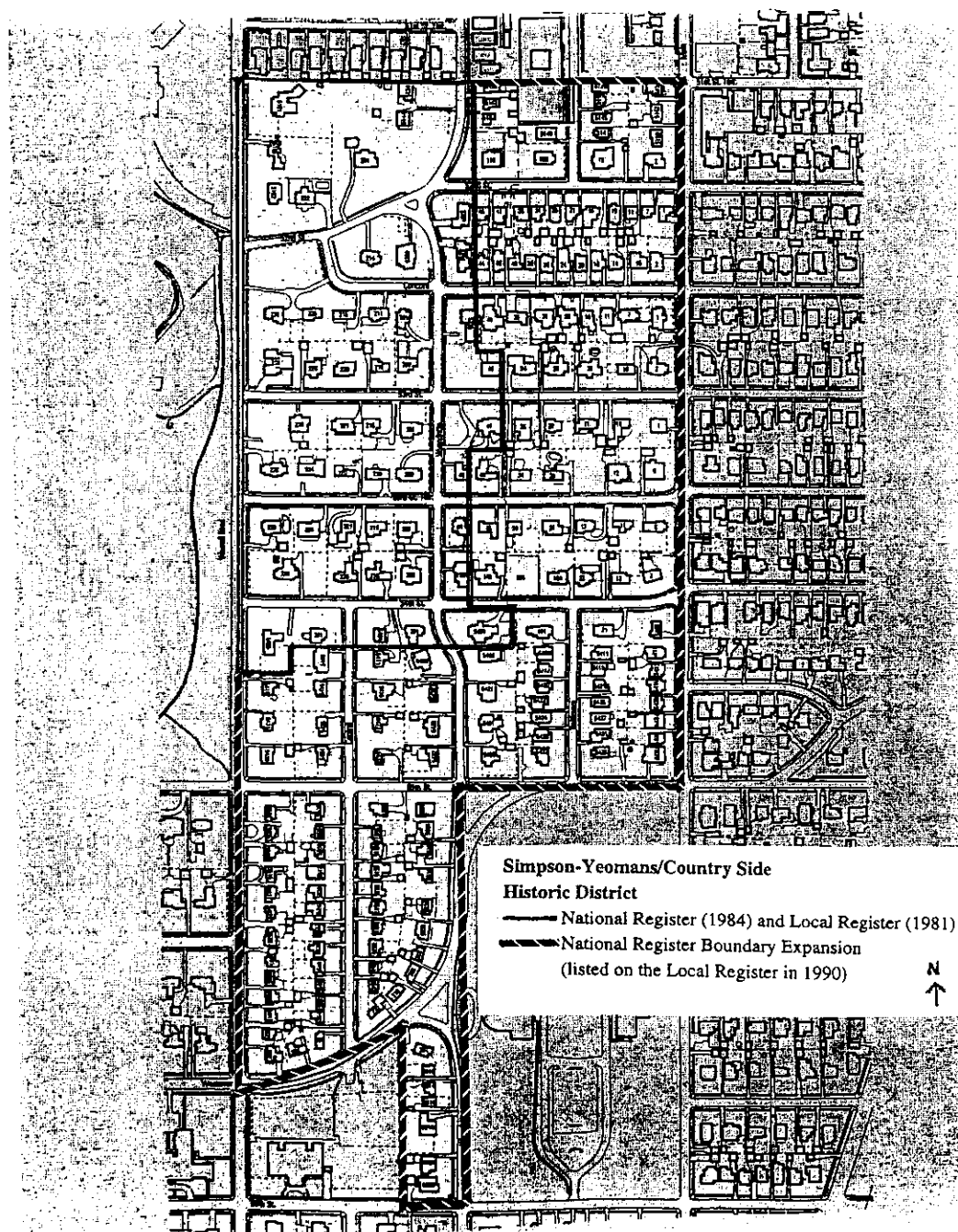
United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

The Simpson-Yeomans/  
Country Side Historic  
District Boundary  
Expansion, Jackson  
County, Missouri

Section number 7

Page 49



---

**8. Statement of Significance**

---

**Applicable National Register Criteria**

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

---

**9. Major Bibliographic References**

---

**Bibliography**

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

# \_\_\_\_\_

☐ recorded by Historic American Engineering Record

# \_\_\_\_\_

**Areas of Significance**

COMMUNITY PLANNING

ARCHITECTURE

**Periods of Significance**

1908-1950

**Significant Dates**

1908

1909

1914

**Significant Person(s)**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

see continuation sheet

**Primary location of additional data:**

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☒ Local Government

☐ University

☐ Other:

Name of repository: \_\_\_\_\_

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 50 The Simpson-Yeomans / Country Side Historic District Boundary Expansion  
Jackson County, Missouri

---

**Architect/Builder**

Horace LaPierre/  
John McKecknie/  
C. B. Sloan/  
E. P. Madorie/  
E. T. Wilder/  
Edward Tanner/  
Clarence E. Shepard/  
Alice G. Jackson/  
Kurfiss & Goddard/  
Edwards & Sunderland/  
Buckely & Van Brunt/  
Root & Siemens/  
Greenbaum & Hardy/  
Madorie & Bihr/  
Shepard & Farrar/  
Smith, Rea & Lovett/

**SUMMARY**

The Simpson-Yeomans/Country Side Historic District Boundary Increase is an extension of the historic district that was listed in 1984. This boundary increase, like the original National Register listed district, is eligible for listing in the National Register of Historic Places under Criterion A in the area of: PLANNING AND COMMUNITY DEVELOPMENT: "the planning sensitivity of the Simpson-Yeomans family, whose conscientious use of the land created an identifiable character and uniformity before the advent of enforced zoning restrictions in 1923."<sup>2</sup> It is also eligible for listing under Criterion C for ARCHITECTURE: The 151 significant properties within the district expansion "testify to the professional design skill of many of Kansas City's most prominent and imaginative architects".<sup>3</sup> The period of significance is 1908 to 1950, the end date established by the arbitrary fifty-year limit (the period of significance was not stated in the original Simpson-Yeomans/Country Side Historic District nomination).

---

<sup>2</sup> Barbara Hardy, "Simpson-Yeomans/Country Side Historic District," National Register of Historic Places Inventory-Nomination Form, March 20, 1984. Item Number 8, n.p.

<sup>3</sup> Ibid

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 51 The Simpson-Yeomans / Country Side Historic District Boundary Expansion  
Jackson County, Missouri

---

In 1981, the Simpson-Yeomans/Country Side Historic District was placed on the Kansas City Register of Historic Places. Subsequently, the Simpson-/Country Side Historic District, comprised of forty-nine residential properties, was placed on the National Register of Historic Places in 1984. The local district nomination reflects the identical boundaries as that of the National Register nomination. In 1990, the Simpson-Yeomans/Country Side Historic District Expansion was placed on the Kansas City Register of Historic Places.

**ELABORATION  
COMMUNITY PLANNING AND DEVELOPMENT**

The Simpson-Yeomans/Country Side Historic District National Register nomination, listed in 1984, includes only a portion "of the original plats of Country Side and Country Side Extension filed by the family in 1908."<sup>4</sup> The boundary increase/district expansion includes "a section of the original Simpson farm platted as the Country Side, Country Side Extension and south Country Side plats filed by the Yeomans family in 1908, 1909 and 1914 respectively."<sup>5</sup>

**ARCHITECTURE**

The residences located within the Simpson-/Country Side Historic District Expansion represent a variety of architectural styles/types and were executed by some of Kansas City's premier architects. Constructed between 1909-1950, these contributing, detached, single family dwellings represent a microcosm of architecture of the 20th Century Revival Styles, Early 20th Century American Movements and the Modern Movement.

In addition to the styles described in the Simpson-Yeomans/Country Side Historic District National Register Nomination including Greek Revival, Georgian Revival/Colonial Revival, English Styles (Tudor Revival and Cotswold Cottage), Prairie Style and Spanish Colonial, the following styles are evidenced within the district expansion. These additional architectural idioms include Craftsman, Italian Renaissance, and Minimal Traditional. As stated in the Simpson-/Country Side Historic District National Register Nomination, "none of these homes in the Country Side Historic District which demonstrate these historically derived styles are mere copies or slavish imitations of "high style", but rather illustrate an adaptation and assimilation of

---

<sup>4</sup> Ibid., Item Number 7, n.p.

<sup>5</sup> Landmarks Commission of Kansas City Missouri. Meeting minutes, February 28, 1990, 2.



**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 52 The Simpson-Yeomans / Country Side Historic District Boundary Expansion  
Jackson County, Missouri

---

those forms [sic] to create a decidedly "contemporary" flavor."<sup>6</sup>

Furthermore, there are a few residences in the district expansion that do not exhibit any specific style. It should also be noted that often-similar designed residences appear in stretches in each block. For example, all of the residences in the 5500 block (east side) of Wornall Road (5501-5529) are designed in the Tudor Revival Style.

Georgian Revival/Colonial Revival

Paralleling the Simpson-Yeomans/Country Side Historic District National Register Nomination, the most prevalent style in the district expansion is the Colonial Revival Style. In addition to the design characteristics discussed in the Simpson-Yeomans/Country Side Historic District National Register Nomination the following architectural features are also evidenced on residences in the expansion district: gambrel roof, cross gambrel roof, second story overhang and continuous shed roof dormers. The list of residences within the district expansion that display characteristics of the

Colonial Revival Style includes:

5147 Wyandotte	1924
5143 Baltimore	1916
5150 Main	1925
10 W. Concord	1919
34 W. 53rd Street	1941
26 W. 53rd Street	1913
10 W. 53rd Street	1923
2 W. 53rd Street	1922
29 W. 53rd Street	1909
35 W. 53rd Street	1911
40 W. 53rd Terrace	1949
34 W. 53rd Terrace	1912
11 W. 53rd Terrace	1936
17 W. 53rd Terrace	1911
2 W. 54th Street	1923
5435 Baltimore	1921
5431 Wyandotte	1913
5420 Wyandotte	1921
5432 Wyandotte	1915

---

<sup>6</sup> Administrator's Report, Landmarks Commission. "Simpson-Yeomans/Country Side Historic District Expansion," Case No. 0129-D, 6.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 53 The Simpson-Yeomans / Country Side Historic District Boundary Expansion  
Jackson County, Missouri

---

5506 Wyandotte	1923
5520 Westover Road.	1923
201 Westover Road.	1922
206 Westover Road.	1926-1927
208 Westover Road.	1922
210 Westover Road.	1922
300 Westover Road.	1925
308 Westover Road.	1924
5627 Wornall	1924
5615 Wornall	1924
5604 Wornall	1922
5433 Wornall	1910
5419 Wornall	1912
5500 Central	1916
5418 Central	1910
5512 Central	1919
5524 Central	1922
5546 Central	1922
5550 Central	1922
5554 Central	1922
5543 Central	1922
5541 Central	1922
5531 Central	1920
5507 Central	1923
5427 Central	1920
5411 Central	1920
5610 Wyandotte	1924
5614 Wyandotte	1922

English Styles: Tudor Revival; Cotswold Cottage

Architectural characteristics for the Tudor Revival and Cotswold Cottage are described in the Simpson-Yeomans/Country Side Historic District National Register Nomination. The residences within the district expansion that display characteristics of the Tudor Revival/Cotswold Cottage include:

5139 Wyandotte	1930
5143 Wyandotte	1930
1 W. 52nd Street	1924

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 54 The Simpson-Yeomans / Country Side Historic District Boundary Expansion  
Jackson County, Missouri

---

7 W. 52nd Street	1924
11 W. 52nd Street	1924
25 W. 52nd Street	1925
41 W. 52nd Street	1911
15 W. 53rd Street	1921; 1923
39 W. 53rd Terrace	1926
5422 Baltimore	1927
5510 Wyandotte	1916
5516 Wyandotte	1916
220 Westover	1934
5609 Wornall	1924
5601 Wornall	1935
5529 Wornall	1927
5525 Wornall	1925
5521 Wornall	1925
5515 Wornall	1925
5509 Wornall	1925
5505 Wornall	1925
5501 Wornall	1932
5421 Wornall	1939
5434 Central	1910
5508 Central	1919
5515 Central	1920
5433 Central	1926
5415 Central	1926
5616 Wyandotte	1924

**Prairie Style**

Another prevalent style exemplified in the district expansion is the Prairie Style. The residences within the district expansion that display characteristics of the Prairie Style include:

5148 Baltimore	1909
2 W. 52nd Street	1916
21 W. 52nd Street	1923
35 W. 52nd Street	1913
44 W. Concord	1912
18 W. Concord	1911

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 55 The Simpson-Yeomans / Country Side Historic District Boundary Expansion  
Jackson County, Missouri

---

14 W. Concord	1925
1 W. Concord	1910
11 W. Concord	1909
31 W. Concord	1909
45 W. Concord	1915
20 W. 53rd Street	1909
1 W. 53rd Street	1924
28 W. 53rd Terrace	1911
12 W. 53rd Terrace	1909
6 W. 53rd Terrace	1911
104 W. 54th Street	1921
22 W. 54th Street	1911
12 W. 54th Street	1922
5410 Main	1910
5412 Main	1921
5420 Main	1919
5428 Main	1910
5431 Baltimore	1910
5427 Baltimore	1916
5425 Baltimore	1916
5421 Baltimore	1912
5415 Baltimore	1916
21 W. 54th Street	1917
5408 Baltimore	1911
5424 Baltimore	1912
5432 Baltimore	1914
5435 Wyandotte	1910
5409 Wyandotte	1910
5408 Wyandotte	1915
5532 Westover Road.	1920
5426 Central	1922
5520 Central	1922
5536 Central	1922
5540 Central	1922
5535 Central	1922
5527 Central	1920
5519 Central	1920
5626 Wyandotte	1914

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 56 The Simpson-Yeomans / Country Side Historic District Boundary Expansion  
Jackson County, Missouri

---

5630 Wyandotte 1919

Craftsman

The Craftsman Style, which originated in California, was dominant in residential design beginning around 1905 and continued through the 1920s. This style "quickly spread throughout the country by pattern books and popular magazines".<sup>7</sup> By the early 1930s, the Craftsman Style had faded in popularity. Identifying features of this style include: exposed roof rafters, low-pitched gable roof, wide eave overhang, false braces under gable, full-or partial-width porches and distinctive porch roof supports. The residences within the district expansion that display characteristics of the Craftsman Style include:

5145 Baltimore	1910
18 W. 52nd Street	1911
15 W. 52nd Street	1925
19 W. 52nd Street	1914
36 W. Concord	1909
30 W. Concord	1911
20 W. Concord	1912
2 W. Concord	1911
7 W. Concord	1910
25 W. Concord	1912
21 W. 53rd Street	1914-1915
5416 Main Street	1920
5424 Main Street	1910
5430 Main Street	1915
5411 Baltimore	1916
5428 Baltimore	1912
5408 Central	1917
5532 Central	1922
5501 Central	1920
5618 Wyandotte	1914

Italian Renaissance

Although the Italian Renaissance Style was used in the early 20th century, it was not as popular as other architectural styles of this period (Craftsman, Tudor and Colonial Revivals). The Italian Renaissance Style became even less popular in the 1930s. A simplified interpretation of the

---

<sup>7</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc.), 454.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 57 The Simpson-Yeomans / Country Side Historic District Boundary Expansion  
Jackson County, Missouri

---

Italian Renaissance Style is characteristic of three residences within the expansion boundaries. The use of low pitched hipped roofs, ceramic tile roofs, symmetrical facades, wide overhanging eaves and arches above doors, first-story windows or porches, are typical features of these residences. The residences in the Simpson-Yeomans/Country Side Historic District Expansion which evoke the features from the Italian Renaissance Style include:

45 W. 52nd Street	1921
21 W. 53rd Street	1924
101 W. 54th Street	1922

Minimal Traditional

As the United States prepared for World War II most residential construction ceased. It wasn't until after 1946 that residential building resumed. At that time house design was no longer based on historical precedent, but rather modern styles. The earliest post-war style to appear was Minimal Traditional. This particular style was dominant in the post-war '40s and early '50s and was based on the "previously dominant Tudor style of the 1920s and '30s".<sup>8</sup> Characteristics of the style included simplified form, dominant front gable, massive chimneys, low or intermediate pitch roof and lack traditional detailing. The residences in the district expansion that are executed in the Minimal Traditional Style are:

5 W. 53rd Terrace	1948
5400 Main Street	1948
5426 Wyandotte	1947

Other

The following residences do not exhibit a specific architectural style or vernacular type:

118 W. 52nd Street	1910
100 W. 52nd Street	1925
31 W. 52nd Street	1911
19 W. Concord	1909
5420 Baltimore	1910
5525 Central	1921

---

<sup>8</sup>Ibid., 477.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 58 The Simpson-Yeomans / Country Side Historic District Boundary Expansion  
Jackson County, Missouri

---

**ARCHITECTS**

Many of Kansas City's premier architects and architectural firms designed residences located within the Simpson-Yeomans/Country Side Historic District Expansion. The most noted architects identified include: Horace LaPierre, John McKecknie, C. B. Sloan, E. P. Madorie, E. T. Wilder, and Edward Tanner, only to mention a few. Two architects of distinction, Clarence E. Shepard and Alice G. Jackson, have multiple examples of their work in both the district expansion and in the Simpson-Yeomans/Country Side Historic District National Register Nomination.

Perhaps the most impressive listing, however, is that of the well known and outstanding architectural firms that executed notable residential designs within the district expansion. These prominent architectural firms include Kurfiss & Goddard, Edwards & Sunderland, Buckely & Van Brunt, Root & Siemens, Greenbaum & Hardy, Madorie & Bihr, Shepard & Farrar and Smith, Rea & Lovett.

**PROMINENT RESIDENTS**

Many of Kansas City's early prominent citizens resided in the Simpson-Yeomans/Country Side Historic District Expansion. Most of the residents played a major role in Kansas City's "political, social, industrial and financial arenas of the period."<sup>9</sup> Some of these distinguished residents include:

Edgar P. Madorie, Madorie & Bihr Architects, 206 Westover.

Frank Muehlschuster, Muehlschuster & Jaiser Real Estate & Insurance Loans, 41 W. 52nd Street.

C. W. Baker, Vice President, Burger, Brown & Mathews Lumber, 7 W. 52nd Street.

Fred E. Carlat, Carlat-Flaven Investment Co., 15 W. 53rd Street.

Harry E. Fisher, President, Fisher Real Estate, 11 W. 53rd Terrace.

---

<sup>9</sup>National Register Nomination, item number 8, 6.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 59 The Simpson-Yeomans / Country Side Historic District Boundary Expansion  
Jackson County, Missouri

---

Cyrus M. Walker, C. M. Walker & Co., Loans, 17 W. 53rd Terrace.

John S. Tritle, District Manager Westinghouse Electric & Manufacture Co., 34  
W. 53rd Terrace.

Ernest Straub, Ernest Straub Contracting, 39 W. 53rd Terrace.

Thad L. Hoffman, Grainman, 21 W. 53rd Street.

Alvin B. Hoover, Hoover Brothers, Inc., 10 W. 53rd Street.

Earle E. Amick, Vice President First National Bank, 5411 Baltimore.

Fred A. Boxley, County Counselor, 5425 Baltimore

H. R. Lebrecht, President, Merchants Bank, 104 W. 54th Street



**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number 9, 10 Page 60 The Simpson-Yeomans / Country Side Historic District Boundary Expansion  
Jackson County, Missouri

---

**Bibliography**

Hardy, Barbara. "Simpson-Yeomans/Country Side Historic District," National Register of Historic Places Inventory-Nomination Form. March 20, 1984.

Landmarks Commission. Administrator's Report, "Simpson-Yeomans/Country Side Historic District Expansion." Case No. 0129-D. May 8, 1990.

McAlester, Virginia and Lee. A Field Guide To American Houses. New York: Alfred A. Knopf, 1984.

Plat Maps, Kansas City, Missouri.

**GEOGRAPHICAL DATA**

**UTM References**

	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
A	15	361530	4321750
B.	15	361500	4321100
C.	15	361270	4320680
D.	15	361090	4320830
E.	15	361120	4321270
F.	15	361240	4321760

**Verbal Boundary Description**

Lots, 1 through 23 of Block 1; Lots 1 through 25 of Block 2; Lots 1 through 10 of Block 3; Lots 3 the South 7 feet, 4 through 10 of Block 4; Country Side subdivision, lying in Kansas City, Jackson County, Missouri.

Lots 1 through 26 of Block 5; Lots 1 through 9, 10, 15 through 26 of Block 6; Country Side Extension, a subdivision, lying in Kansas City, Jackson County, Missouri.

Lots 1 through 19, Block 1; Lots 1 through 25 of Block 2; Lots 1, 11 through 17 of Block 3; South Country Side, a subdivision, lying in Kansas City, Jackson County, Missouri.

## 10. Geographical Data

Acreage of Property 46 acres

### UTM References

A. Zone Easting Northing

B. Zone Easting Northing

C. Zone Easting Northing

D. Zone Easting Northing

☒ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Cydney E. Millstein

organization Architectural and Historical Research, L.L.C. date December 3, 1999

street & number P.O. Box 22551 telephone 816/363-0567

city or town Kansas City state MO zip code 64113-0551

### Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative black and white photographs of the property.

### Additional Items

(Check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of SHPO or FPO.)

name multiple

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number 10, Photographs Page 61

The Simpson-Yeomans / Country Side Historic District Boundary Expansion  
Jackson County, Missouri

---

**Boundary Justification**

The boundaries of the district expansion have been established by the plats of Country Side, Country Side Extension and South Country Side which represent the original Simpson farm tract. In addition, these boundaries are identical to those contained in the Kansas City Register local designation nomination for the Simpson-Yeomans/Country Side Historic District Expansion.

**Photographs**

Photographer: Cydney E. Millstein, Kansas City, Missouri.  
All negatives are the property of Architectural and Historical Research,  
L.L.C., Kansas City, Missouri.  
December 1999

1. 5600 Block of Wyandotte, west side; view facing northwest.
2. Central and Westover; view facing northwest.
3. Westover from Wornall; view facing northeast.
4. Westover at Wyandotte; view looking northeast.
5. 5400 Block of Main; view looking southwest.
6. 5400 Block of Main; view looking northwest.
7. 5100 Block of Main; view looking southwest.
8. West 52nd Street, south side; view looking southwest.
9. 51st and Wyandotte; east side; view looking northeast.
10. W. Concord, south side; view looking northeast.
11. West 53rd Street, north side; view looking southwest.
12. 26 W. 53rd Street; view looking north.
13. West 53rd Street, south side; view looking southeast.
14. West 53rd Terrace, north side; view looking northeast.
15. West 54th Street, north side; view looking northwest.
16. 5420 Wyandotte; view looking west.
17. 5408 Central; view looking west.
18. 5400 Block of Wornall; view looking northeast.
19. Wornall at Westover; view looking northeast.

4324

T 11 S

T 12 S

2' 30"

The Simpson-Yeomans  
County Side  
Historic District  
Boundary Expansion

Kansas City,  
Jackson County,  
Missouri

U-M

A 15/361530/4321750

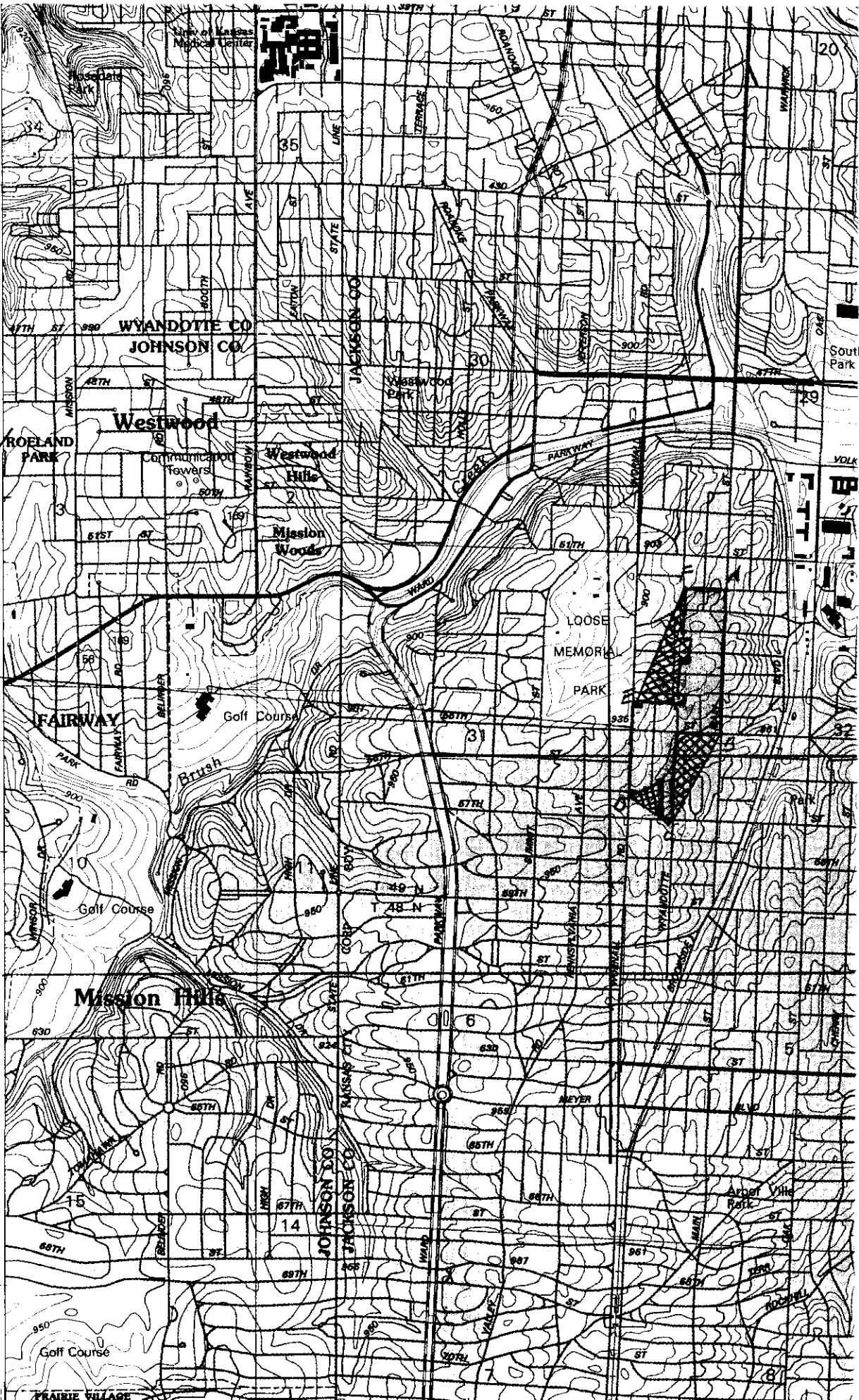
B 15/361500/4321100

C 15/361270/4320680

D 15/361090/4320830

E 15/361120/4321270

F 15/361240/4321760



39°00' 00"  
94°37' 30"

R 25 E

360

361

12 760 000 FEET (NAD 83) W

35° 00"



























Country Side Historic District  
Kansas City, Mo. 1 of 7  
photographer: Sherry Piland  
Feb. 1984

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, Missouri 64106

North side of West 53rd Street;  
view looking northwest. From left  
to right: 226 West 53rd St. (Site  
#27), 220 West 53rd St. (Site #25).

210 West 53rd St. (Site #23); and  
200 West 53rd St. (Site #21).



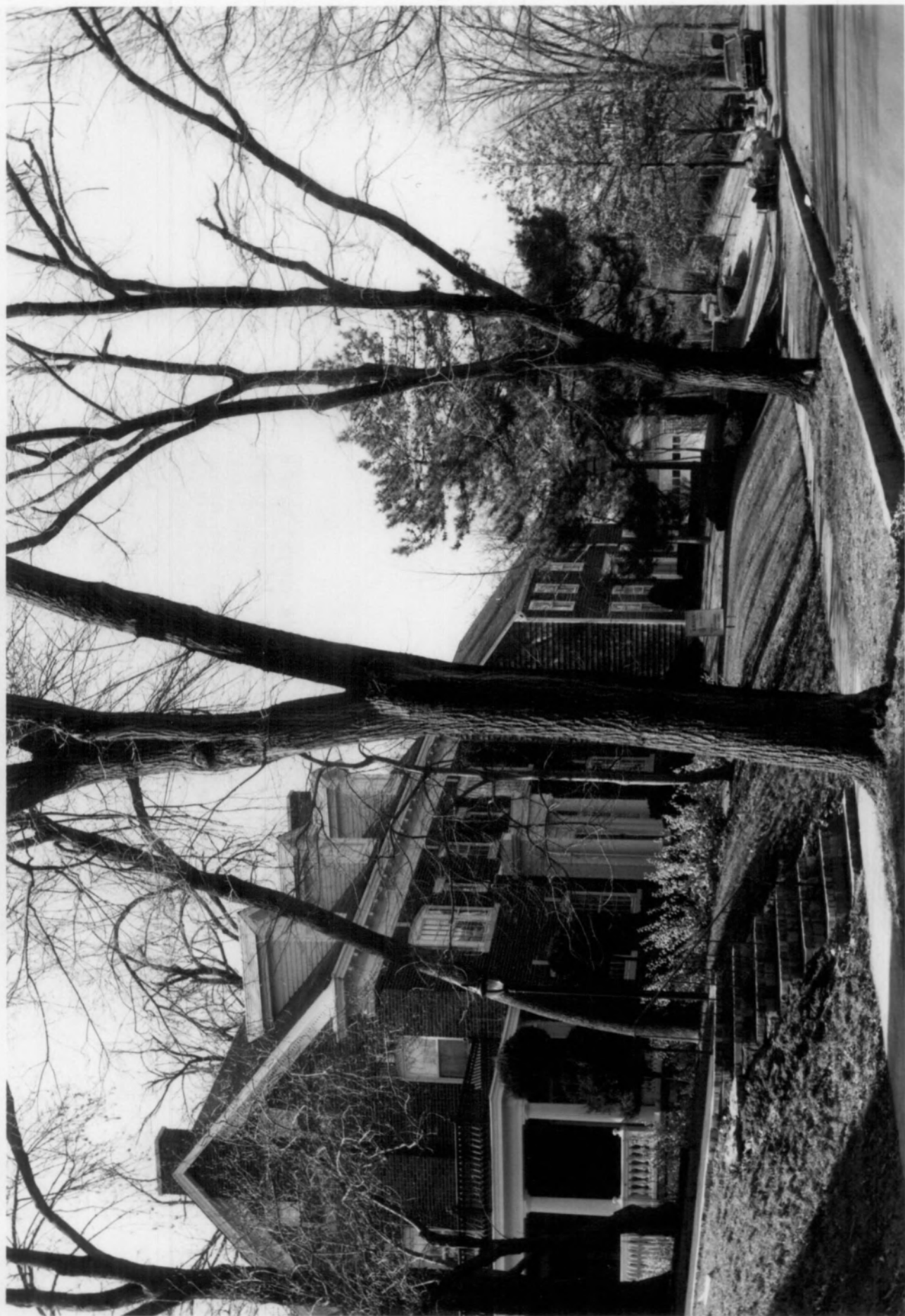




Country Side Historic District  
Kansas City, Mo. 2 of 7  
photographer: Sherry Piland  
Feb. 1984

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, Missouri 64106

South side of West 53rd Terrace;  
view looking southwest. From left  
to right: 215 West 53rd Terrace  
(Site #32) and 221 West 53rd Ter-  
race (Site #D).



Country Side Historic District  
Kansas City, Mo. 3 of 7  
photographer: Sherry Piland  
Feb. 1984

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, Missouri 64106

South side of West Concord, view  
looking southwest. From left to  
right: 211 West Concord (Site #3),  
215 West Concord (Site #B), and  
225 West Concord (Site #5).

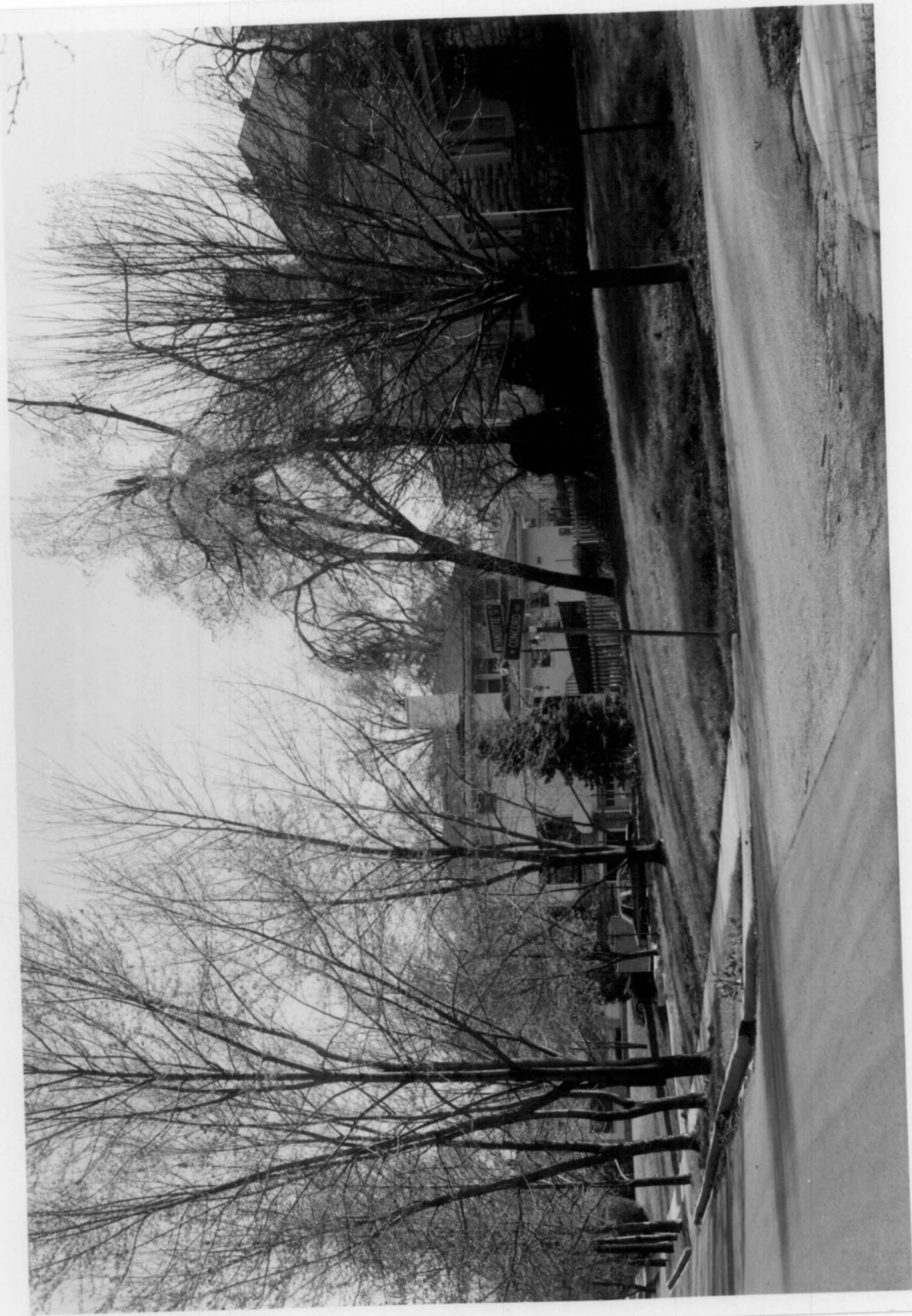




Country Side Historic District  
Kansas City, Mo. 4 of 7  
photographer: Sherry Piland  
April 1984

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, Missouri 64106

West side of Wyandotte, view looking southwest. Far right, 201 West Concord (Site #2). Center, 200 West 53rd Street (Site #21).





Country Side Historic District  
Kansas City, Mo. 5 of 7  
photographer: Sherry Piland  
April 1984

Kansas City Landmarks Commission  
City Hall - 26th Floor.  
414 East 12th Street  
Kansas City, Missouri 64106

Southside of West 53rd Street;  
view looking southeast. Left to  
right: 47 West 53rd Street (Site  
#20), 201 West 53rd Street (Site  
#22), and 215 West 53rd Street  
(Site #24).





Country Side Historic District  
Kansas City, Mo. 6 of 7  
photographer: Sherry Piland  
April 1984

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, Missouri 64106

South side of West Concord; view  
looking southeast. Center, 225  
West Concord (Site #5). Right,  
239 West Concord (Site #6).



Country Side Historic District  
Kansas City, Mo. 7 of 7  
photographer: Sherry Piland  
April 1984

Kansas City Landmarks Commission  
City Hall - 26th Floor  
414 East 12th Street  
Kansas City, Missouri 64106

East side of Wornall Road; view  
looking northeast. Left to right:  
5155 Wornall Road (Site #8) and  
563 Wornall Road (Site #9).

